

**OVERSIGHT BOARD RESOLUTION NO. 15-03**  
**A RESOLUTION OF THE LINDSAY OVERSIGHT BOARD OF SUCCESSOR**  
**AGENCY TO THE FORMER LINDSAY REDEVELOPMENT AGENCY**  
**APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN**  
**PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION**  
**34191.5**

At a Regular meeting of the Lindsay Oversight Board, duly held on the 28<sup>th</sup> day of May 2015, at the hour of 10:00 a.m. in the Council Chambers at City Hall, Lindsay, California 93247, the following resolution was adopted:

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), the City of Lindsay has elected to serve as the successor agency to the former Lindsay Redevelopment Agency ("Successor Agency") by City of Lindsay Resolution No. 12-02 on January 10, 2012; and

**WHEREAS**, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a long-range property management plan ("Property Management Plan") that addresses the disposition and use of the real properties of the former Lindsay Redevelopment Agency; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Successor Agency's Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7; and

**WHEREAS**, the Successor Agency received said Finding of Completion from the Department of Finance, dated January 5, 2015; and

**WHEREAS**, the Successor Agency has prepared and approved a Property Management Plan via Resolution No. SA15-02, and submitted said Property Management Plan to the Oversight Board for approval in response to receiving the Finding of Completion; and

**WHEREAS**, said Property Management Plan is attached to this resolution as Exhibit "A"; and

**WHEREAS**, the Oversight Board declares that properties 1 and 3 through 8, as identified in Exhibit "A", shall be sold with the net proceeds of sale (after paying title insurance, escrow fees transfer taxes and any other costs of sale) to be distributed to the appropriate taxing entities per Health and Safety Code Section 34181; and

**WHEREAS**, the Oversight Board declares that properties 2 and 9, as identified in Exhibit "A", shall be transferred to the City of Lindsay, per Health and Safety Code Section 34181 for government use; and

**NOW THEREFORE BE IT RESOLVED**, the Oversight Board of Successor Agency to the former Lindsay Redevelopment Agency does hereby resolve as follows:

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

**SECTION 2. CEQA Compliance.** The approval of the Property Management Plan through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act. The Secretary to the Oversight Board is authorized and directed to file, on behalf of the Oversight Board, a Notice of Exemption with the appropriate official of the County of Tulare, California, within five (5) days following the date of adoption of this Resolution.


**SECTION 3. Approval of Property Management Plan.** The Oversight Board hereby approves the Property Management Plan, in substantially the form currently on file with the City Clerk, subject to any

minor and clarifying changes as may be approved by the Successor Agency's Executive Director and Successor Agency Counsel.

**SECTION 4. Transmittal of Property Management Plan.** The Successor Agency is hereby authorized and directed to take any action on behalf of the Oversight Board necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Property Management Plan, including submitting the Property Management Plan to the State of California Department of Finance and posting the approved Property Management Plan on the Successor Agency's website.

**PASSED, APPROVED AND ADOPTED** by the Oversight Board of Successor Agency to the Lindsay Redevelopment Agency on the 28<sup>th</sup> day of May 2015.

ATTEST:

  
\_\_\_\_\_  
Carmela Wilson, City Clerk

OVERSIGHT BOARD OF SUCCESSOR  
AGENCY TO THE LINDSAY  
REDEVELOPMENT AGENCY

  
\_\_\_\_\_  
Greg McQueen, Chairman

CITY OF LINDSAY )  
COUNTY OF TULARE )  
STATE OF CALIFORNIA )

CITY CLERK CERTIFICATION

I, Carmela Wilson, Secretary for the Lindsay Oversight Board, do hereby certify that the foregoing is a full, true and correct copy of the original Resolution No.15-03 adopted by the Lindsay Oversight Board at a Regular meeting duly held on the 28<sup>th</sup> day of May, 2015, on motion of LARA and second of SCHIMELPFENING by the following vote, as the same appears of record and on file in my office:

AYES: LARA, SCHIMELPFENING, WILKINSON, McQUEEN.  
NOES: None.  
ABSENT: STATTON, ISHIDA.  
ABSTAIN: None.

WITNESS my hand and Corporate Seal of Lindsay this 28<sup>th</sup> of May 2015.

OFFICE OF THE CITY CLERK OF LINDSAY

  
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CARMELA WILSON, CITY CLERK

(DRAFT) EXHIBIT "A"

Successor Agency: City of Lindsay  
 County: Tulare

**LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA**

HSC 34191.5 (c)(1)(C)		HSC 34191.5 (g)(2)		HSC			
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date
1	Parcel 1 of Parcel Map 4186, Record Map 42-90	201090037	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	Sale for Development/Adjacent Business Expansion	August 5, 1993
2	Outlot A, Silvercrest Village, Phase I, Record Map 42-15	205030044	Park/Open Space	Governmental Use	N/A	Park Development	March 25, 2008
3	Lots 20-22 and Lot F of Block 24 of the City of Lindsay	205282012	Park/Open Space	Sale of Property	Distribute to Taxing Entities	Sale for Commercial Use	August 26, 1998
4	Lot G, Block 24 of the City of Lindsay	205282013	Commercial	Sale of Property	Distribute to Taxing Entities	Sale for Commercial Use	August 26, 1998
5	176 N. Sweet Brier Ave, Lindsay, CA 93247	205282017	Commercial	Sale of Property	Distribute to Taxing Entities	Sale for Commercial Use	August 24, 2001
6	182 N. Sweet Brier Ave, Lindsay, CA 93247	205282018	Parking Lot/Structure	Sale of Property	Distribute to Taxing Entities	Sale for Commercial Use	August 24, 2001
7	191 N. Elmwood Ave, Lindsay, CA 93247	205282019	Public Building	Sale of Property	Distribute to Taxing Entities	Sale for Commercial Use	December 11, 1998
8	West 70 feet of Lots 1 & 2 of Block 24 of the City of Lindsay	205282020	Parking Lot/Structure	Sale of Property	Distribute to Taxing Entities	Sale for Commercial Use	December 11, 1998
9	Block 48 of the City of Lindsay	205320001	Park/Open Space	Governmental Use	N/A	Ballfields, Parking, and Park Space	March 25, 2008
10							

				SALE OF PROPERTY (If applicable)		Property Va	HSC 34191.5 (g)(1)(B)		HSC 34191.5 (g)(1)(C)	
Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value	Proposed Sale Date		Purpose for which property was acquired	Lot Size	Current Zoning	
18,442	127,000	5/8/2015	Appraised	127,000	8/1/2015		Industrial Development	1.87 Acres	IL (Light Industry)	
1	45,000	5/12/2015	Appraised	N/A	N/A		Mixed-Use Development	1.36 Acres	RM-3 (multi-family residential)	
39,900	51,000	5/14/2015	Appraised	51,000	8/1/2015		Commercial Development	13,312.50 Square Feet	CC (central commercial)	
81,000			Appraised		8/1/2015		Commercial Development	7,125 Square Feet	CC (central commercial)	
34,289			Appraised		8/1/2015		Commercial Development	3,795 Square Feet	CC (central commercial)	
58,708			Appraised		8/1/2015		Commercial Development	74,505 Square Feet	CC (central commercial)	
28,000			Appraised		8/1/2015		Commercial Development	4,000 Square Feet	CC (central commercial)	
10,500			Appraised		8/1/2015		Commercial Development	3,500 Square Feet	CC (central commercial)	
71,151			Appraised	N/A	N/A		Mixed-Use Development	13,111 Acres	RCD (resource conservation and open space)	

(DRAFT) EXHIBIT "A"

HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)	HSC 34191.5 (c)(1)(H)	Other Prope	
Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?
127,000	0 No	No	No	No	No	No
45,000	0 No	No	No	No	No	Yes
51,000	0 No	No	No	Yes	No	Yes
	0 No	No	No	No	No	Yes
	0 No	No	No	No	No	Yes
	0 No	No	No	Yes	No	Yes
	0 No	No	No	No	No	Yes
	0 No	No	No	No	No	Yes
	0 No	No	No	No	No	Yes
	0 No	No	No	No	No	Yes