

RESOLUTION NO. OB15-04

**A RESOLUTION OF THE LINDSAY OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER LINDSAY REDEVELOPMENT AGENCY AMENDING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5.**

At a Special meeting of the Lindsay Oversight Board, duly held on the 23<sup>rd</sup> day of September, 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 not 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 Property Management Plan was submitted to the Lindsay Oversight Board on May 26, 2015, then to the Successor Agency Board on May 28, 2015 and approved by both; and

**WHEREAS**, following the submittal of the Property Management Plan to the Department of Finance on June 10, 2015 comments were received from the Department of Finance requesting the addition of two properties to the Property Management Plan; and

**WHEREAS**, an amended 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.

**WHEREAS**, the Oversight Board declares that properties 2, 9, 10, and 11 as identified in Exhibit "A", shall be transferred to the City of Lindsay, per Health and Safety Code Section 34181 for government use.

NOW THEREFORE BE IT RESOLVED, the Lindsay Oversight Board 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 Successor Agency 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 Successor Agency is authorized and directed to file, on behalf of the Successor Agency, 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 Lindsay Oversight Board hereby approves the amended 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 amended Property Management Plan, including submitting the amended Property Management Plan to the Oversight Board, State of California Department of Finance, and posting the approved amended Property Management Plan on the Successor Agency's website.

**PASSED, APPROVED AND ADOPTED** by the Lindsay Oversight Board of the Successor Agency to the Lindsay Redevelopment Agency on the 23rd day of September, 2015.

ATTEST:

OVERSIGHT BOARD OF SUCCESSOR  
AGENCY TO THE LINDSAY  
REDEVELOPMENT AGENCY

  
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Carmela Wilson, Secretary

  
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Greg McQueen, Chairman

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

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.15-04 adopted by the Lindsay Oversight Board at a Regular meeting duly held on the 23rd day of Sept. 23, 2015, on motion of MARTINEZ and second of SCHIMELPFENING by the following vote, as the same appears of record and on file in my office:

AYES:                MARTINEZ, SCHIMELPFENING, STATTON, ZIGLER, LARA, McQUEEN.

NOES:                None.

ABSENT:             ISHIDA.

ABSTAIN:            None.

WITNESS my hand and Corporate City Seal of Lindsay this 23rd day of September, 2015.

OFFICE OF THE CITY CLERK OF LINDSAY

  
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Carmela Wilson, Secretary / City Clerk

EXHIBIT "A"

Successor Agency: City of Lindsay  
 County: Tulare

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

No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date
	HSC 34191.5 (c)(1)(C)						HSC
	HSC 34191.5 (c)(2)						
1	Parcel 1 of Parcel Map 41186, 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 Briar Ave, Lindsay, CA 93247	205282017	Commercial	Sale of Property	Distribute to Taxing Entities	Sale for Commercial Use	August 24, 2001
6	182 N. Sweet Briar 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	Portion N1/2 of SE1/4 of SW1/4 Section 6, Township 20 South, Range 27 East, Mount Diablo Base and Meridian	201150010, formerly 201150002	Park/Open Space	Governmental Use	N/A	Park Space	August 26, 2008

EXHIBIT "A"

11	801 N. Elmwood Ave, Lindsay, CA 93247	201150003	Park/Open Space	Governmental Use	N/A	Park Space/Parking	August 26, 2008
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EXHIBIT "A"

: 34191.5 (c)(1)(A)		SALE OF PROPERTY (if applicable)			Property Va	HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(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	81,000	5/1/2015	Appraised	81,000	8/1/2015	Commercial Development	7,125 Square Feet	CC (central commercial)
34,289	127,000	5/27/2015	Appraised	127,000	8/1/2015	Commercial Development	3,795 Square Feet	CC (central commercial)
58,708	32,000	5/27/2015	Appraised	32,000	8/1/2015	Commercial Development	7,451 Square Feet	CC (central commercial)
28,000	135,000	5/27/2015	Appraised	135,000	8/1/2015	Commercial Development	4,000 Square Feet	CC (central commercial)
10,500	30,000	5/27/2015	Appraised	30,000	8/1/2015	Commercial Development	3,500 Square Feet	CC (central commercial)
71,151	94,000	6/5/2015	Appraised	N/A	N/A	Mixed-Use Development	13,111 Acres	RCO (resource conservation and open space)
125,992	149,000	8/10/2015	Appraised	N/A	N/A	Mixed-Use Development	14,321 Acres	RCO (resource conservation and open space)

EXHIBIT "A"

9,323	24,000	8/10/2015	Appraised	N/A	N/A	Mixed-Use Development	29,966	Sqaure Feet	RCD (resource conservation and open space)
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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	Yes	Yes	
51,000	0	No	No	Yes	No	Yes	Yes	
81,000	0	No	No	No	No	Yes	Yes	
127,000	0	No	No	No	No	Yes	Yes	
32,000	0	No	No	Yes	No	Yes	Yes	
135,000	0	No	No	No	No	Yes	Yes	
30,000	0	No	No	No	No	Yes	Yes	
94,000	0	No	No	No	No	Yes	Yes	
149,000	0	No	No	No	No	Yes	Yes	



EXHIBIT "A"

24,000	0	No	No	No	No	No
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# LINDSAY SUCCESSOR AGENCY PARCELS



## Legend

- Successor Agency (SA) Parcels
- SA Parcels To Transfer to City Parcels
- City Limits
- Railroad



Base Data Provided by Tulare County  
 Created by Brian Spaulhurst  
 City of Lindsay  
 Planning and Economic Development Department  
 Created September 1, 2015

The Features Produced by These Data Are  
 Only for Representations and Are not Intended  
 For Legal or Survey Purposes.

Lindsay, CA 93247

