



CITY OF PINOLE

City Clerk's Office

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NOTICE OF HEARING

Notice Is Hereby Given That On Wednesday, **October 1, 2014**, At Or After **4:00 P.M.**, In The City Council Chambers, 2131 Pear Street, Pinole, California, The "Oversight Board" (For The Successor Agency To The Redevelopment Agency Of The City Of Pinole) Will Consider:

**APPROVAL OF THE SUCCESSOR AGENCY'S LONG RANGE PROPERTY
MANAGEMENT PLAN FOR SUBMISSION TO THE STATE OF CALIFORNIA,
DEPARTMENT OF FINANCE**

All Persons Interested In The Foregoing Are Invited To Appear Before The Oversight Board At The Time And At The Above-Mentioned Place.

A Staff Report Will Be Available In The City Clerk's Office And On The City Website At <http://www.ci.pinole.ca.us/rda-successor/index.html> After 4 P.M., On Thursday, September 25, 2014.

Public Input Is Encouraged At This Meeting Or In Writing To The City Clerk Prior To 3:00 P.M. On October 1, 2014. Anyone Having Questions Regarding the Matter May Contact Hector De La Rosa, Assistant City Manager At (510) 741-864-9823 or email hdelarosa@ci.pinole.ca.us

s/s _____
Patricia Athenour, MMC
City Clerk

Posted: On the City Official Posting Board and the City Website: September 17, 2014



**CITY OF PINOLE
SUCCESSOR AGENCY**

**PROPERTY MANAGEMENT PLAN
AB 1484 CLASSIFICATION**

September 16, 2014

ATTACHMENT B

Long Range Property Management Plan Successor Agency to the Former Redevelopment Agency of the City of Pinole

Introduction

As part of the dissolution process of former redevelopment agencies, State Assembly Bill 26 (ABX1 26) required successor agencies to dispose of real property assets owned by former redevelopment agencies “expeditiously and in a manner aimed at maximizing value.” State Assembly Bill 1484 (AB 1484) clarified how successor agencies should dispose of these assets with direction to prepare a Long Range Property Management Plan (LRPMP) governing the disposition and use of the former Agency owned properties to be submitted to their Oversight Board and the State Department of Finance within six months of receiving a Finding of Completion. The Successor Agency to the former Redevelopment Agency of the City of Pinole (Successor Agency) received its Finding of Completion on _____, which means a deadline for the LRPMP in late _____.

Section 34191.5 of the Health and Safety Code, which was added by AB 1484, requires that the LRPMP include an inventory and site history of each of the former Agency owned properties as well as a plan for the future use or disposition of each site. AB 1484 allows for four permissible uses of the properties, including: the retention of the property for governmental use, the retention of the property for future development, the use of the property to fulfill an enforceable obligation (either through sale of the property or revenue received), or the sale of the property.

This document is the Long Range Property Management Plan for the Successor Agency to the former Redevelopment Agency of the City of Pinole and incorporates the following:

- Include an inventory of all properties in the Property Trust Fund. The inventory consist of all of the following information:
 - The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.
 - The purpose for which the property was acquired.
 - Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.
 - An estimate of the current value of the parcel including, if available, any appraisal information.

- An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.
- The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.
- A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.
- A brief history of previous development proposals and activity, including the rental or lease of property.
- Address the use or disposition of all of the properties in the Property Trust Fund. Permissible uses include the retention of the property for governmental use, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The LRPMP shall separately identify and list properties in the Property Trust Fund dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:
 - If the LRPMP directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the City.
 - If the LRPMP directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified immediately above, the proceeds from the sale shall be distributed as property tax to the taxing entities.

According to Health and Safety Code § 34180 (f), if a city wishes to retain any properties or other assets for future redevelopment activities, it must reach a compensation agreement with the other taxing entities to provide payments to them in proportion to their shares of the base property tax, as determined pursuant to Section 34188, for the value of the property retained.

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

Summary of Property Owned by the Successor Agency

The Successor Agency owns and controls various properties within the City of Pinole. Each site and the required information under AB 1484 will be discussed in greater detail in the “Summary” matrix. Table 1 below is an overview of the classification of the Successor Agencies properties:

Table 1

	Property	AB 1484 Classification			
		Governmental Purpose Use	Enforceable Obligation Use	Approved Redevelopment Plan Use	Liquidation /Maximize Value of Proceeds Use
1	648 Tennant Ave- Parking Lot	X			
2	2180 Prune St- Parking Lot	X			
3	813 Fernandez Ave- Parking Lot	X			
4	798 Fernandez Ave- Parking Lot	X			
5	601 Tennent Ave-Youth Center	X			
6	San Pablo Ave- Fernandez Park	X			
7	San Pablo Ave- Entrance Sign	X			
8	2131 Pear St – City Hall Complex	X			
9	651 Pinole Shores- Animal Shelter	X			
10	2361 San Pablo Ave- Former Bank			X	
11	Pinole Valley Rd- Gateway East- Restaurant			X	
12	1301 Pinole Valley Rd & Henry Rd – Gateway East- Medical			X	
13	Pinole Valley Rd- Gateway East- Restaurant #2 (Caltrans)			X	
14	1300-1400 Pinole Valley Rd- Gateway West			X	
15	2301 San Pablo Ave – Corner Lot			X	
16	830-850 San Pablo Ave- Pinole Shores II				X
17	600 Tennant Ave - Blackies				X

Property Inventory

Health and Safety Code Section 34191.5 requires that the Long Range Property Management Plan include an inventory of all properties owned by the Former Redevelopment Agency of the City of Pinole, which are held in a Property Trust Fund. The Successor Agency to the former Redevelopment Agency of the City of Pinole has possession of seventeen (17) parcels that were referenced in the previous section and have been included in this plan. The properties have been placed into different categories based upon the specifics of the property and approach to its disposition.

A. Properties that will be used for government purpose. These properties have no commercial value, including remnant pieces, landscape areas, ROW, slope area and properties that are governmental use. The staff recommends that these properties be conveyed at no cost to the City. There are nine (9) properties listed under this category.

1. 648 Tennant Ave (youth center) employee and park parking lot which is being used by youth center staff and public accessing the City's park.
2. 2180 Prune Street (City Hall) parking lot which is primarily used by City for employee, police and code enforcement staff for parking of vehicles as well as visitor parking.
3. 813 Fernandez Ave (Bay Trail) park parking lot which is used as parking for direct access to the Bay Trail for walking, jogging and promotion of wetlands area
4. 798 Fernandez Ave (Community) parking lot used to provide off-street parking to commercial and institutional (bank) businesses
5. 601 Tennant Ave. - Youth Center which serves as the center for City run youth programs and activities
6. Fernandez Park Patio includes an outdoor gazebo located in Fernandez Park,
7. San Pablo Ave - vacant site which is the location of a City entrance sign with City logo
8. 2131 Pear Street – Pinole City Hall which is location for all development, administration and planning departments which is used for governmental purposes.
9. 651 Pinole Shores – Former Animal Shelter is now vacant and proposed to be used by the City's Public Works Department as corporation yard for storage.

B. Properties Transferred to the City for Development. The properties are intended to be transferred to the City on a short-term basis and soon thereafter sold to interested parties and/or developers to carry out the vision of the approved by the Redevelopment Plan, the Three Corridors Specific Plan, and Redevelopment Implementation Plan. There are six properties listed under this category.

10. 2361 San Pablo Ave – Former Bank of Pinole which was purchased from the City for the commercial and retail development
11. Pinole Valley Road Gateway East – Vacant Pad which was purchased for development of a regional commercial, medical or retail development
12. 1301 Pinole Valley Road & Henry Rd – Vacant Pad which was purchased for development of a regional commercial, medical or retail development
13. Pinole Valley Road Gateway East – Vacant Pad (Caltrans) which was purchased for development of a regional commercial, medical or retail development or parking lot for commercial overflow
14. 1300-1400 Pinole Valley Rd which was purchased for development of a regional commercial, medical or retail development
15. 2301 San Pablo Ave – vacant site which is located in the Downtown and proposed for future development

With respect to bullet points 11-14, the City has been in negotiations with Thomas Gateway LLC and Agape Assets LLC, for the sale of the properties for development, in the amounts of \$3,700,000 for properties No. 11, 13, & 14, and \$470,000 for property 11, respectively. The sale price represents the highest and best use and fair market value as determined by an appraisal conducted by an MAI appraiser.

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

C. Properties for Sale. Those properties are to be marketed through direct contact with interested parties and through the use of brokers. Proposals would be evaluated based upon acceptable development plans. There are two properties listed under this category. The properties will be sold after an appraisal is obtained.

16. 830-850 San Pablo Ave. – Pinole Shores II, this property along with an adjacent parcel was purchased with the intent of developing both sites but this property remains undeveloped and is proposed to be sold.
17. 600 Tennant Ave – Blackies was purchased with the intent to rehab the restaurant. The properties remain vacant and undeveloped and will be sold at Fair Market Value as interest is received

Successor Agency: PINOLE

County: CONTRA COSTA

LONG RANGE PROPERTY MANAGEMENT PLAN - PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of RDA Acquisition	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income / Revenue	Contractual requirements for use of income / revenue
1	Park Parking Lot	Governmental Use	Public parking for park	Oct-07	\$ 225,000	\$ 130,639	Assessors value	8/7/2014	N/A	N/A	Public parking lot for youth center staff, Fernandez park users, memorial hall users and employees of City audio-video department.	648 Tennent Ave	401-142-013	5,000 sq. ft.	RMU- Residential Mixed Use	\$ 125,414	\$ -	No current revenue or income contract
2	Parking Lot	Governmental Use	Employee parking in lot adjacent to City Hall	May-95	\$ 68,000	\$47,030	Assessors value	8/7/2014	N/A	N/A	To serve as a parking lot for City Hall, Police and Fire employees as well as parking for City, Police vehicles. As well as parking for St. Josephs School.	2180 Prune St-	401-168-012	5,000 sq. ft.	R2-Medium Density Residential	\$ 47,030	A portion of the annual income, based on RDA's property to overall lot size, from St. Joseph School. 25% of annual income goes to RDA or \$2,472.50.	Lease entered in to on September 1, 1999 for 50 years plus 2 - 10 yr options. Annual CPI included.
3	Park Parking Lot	Governmental Use	Public parking for park	Jun-95	\$ 129,000	\$ 157,812	Assessors value	8/7/2014	N/A	N/A	Parking lot for citizens who want direct access to the "Bay Trail" for walking, biking, or jogging. Trail is approx. 2 miles.	813 Fernandez Ave-	401-166-027	5250 sq. ft.	CMU - Commercial Mixed use	\$ 157,812	\$ -	No current revenue or income contract
4	Parking Lot	Governmental Use	Public parking for commercial businesses.	Jun-96	\$ 154,000	\$ 165,129	Assessors value	8/7/2014	N/A	N/A	Promote shopping of commercial and restaurants in close proximity to the downtown. City has a Reciprocal Parking Agreement with businesses.	798 Fernandez Ave-	401-162-010	6857 sq. ft.	CMU - Commercial Mixed use	\$ 165,129	Annual income of \$700.20 for parking lot which has ingress and egress access to Bank of West Bank and Pear Street Bistro.	The City entered into a Reciprocal Easement Agreement between the Bank, Roger Cook Trust, and the Agency for ingress, egress and parking on the lot. Income is used to pay maintenance expenses associated with the property.
5	Youth Center	Governmental Use	City run youth programs	Sep-02	\$730,000 + \$650,000 Plus \$2,081,000 for construction	\$ 3,836,789	Assessors value	8/7/2014	N/A	N/A	Currently, serves as youth center for City run youth programs, a memorial hall, and site for Pinole's City run audio-video department	601 Tennent Ave-	401-141-014	105,600 sq ft	PQI - Public / Quasi-Public / Institutional	\$ 870,408	\$ -	No current revenue or income contract
6	Portion of Fernandez Park	Governmental Use	Park	May-92	Property was donated	\$ 37,330	Assessors value	8/17/2014	N/A	N/A	Portion of a public park	San Pablo Ave-	401-150-031	1,307 sq. ft.	CMU - Commercial Mixed use	\$ 24,578	\$ -	No current revenue or income contract
		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	

7	Vacant Site - Entrance Sign	Governmental Use	Right of Way			\$ 14,937	Assessors value	8/7/2014	N/A	N/A	Entrance sign to City	San Pablo Ave	401-200-017	1,220 sq ft	RMU- Residential Mixed Use	\$ 14,937	\$ -	No current revenue or income contract
8	City Hall	Governmental Use	Governmental Offices	3/1/1995 & 3/1/1997	\$600,000 & \$3,571,600	\$ 8,741,520	Assessors value	8/7/2014	Not for sale	City Hall	Site purchased from City to construct City Hall Offices	2131 Pear Street	401-163-004	17,369 sq ft	PQI - Public / Quasi-Public / Institutional	\$ 199,985	\$ -	No current revenue or income contract
9	Vacant Pad - Development Site	Governmental Use	City Public Works Storage Facility	01/5/2006	\$ 794,019	\$ 769,210	Assessors value	8/7/2014	N/A	2015	Site is to be used as a Public Work Storage Yard.	651 Pinole Shores- Animal Shelter	402-220-021	56,628 sq ft	OIMU - Office Industrial Mixed use	\$ 769,210	\$ -	No current revenue or income contract
10	Former Bank - Commercial Site	Future Development	Transfer to City for future development - Commercial development within constraints of historic designation	May-92	\$ 225,000	\$ 339,644	Assessors value	8/7/2014	Unknown. Appraisal will need to be obtained	N/A	Property purchased site for commercial and retail development	2361 San Pablo Ave-	401-162-003	6,100 sq ft	CMU - Commercial Mixed use	\$ 130,640	\$ -	No current revenue or income contract
11	Vacant Pad - Development Site	Future Development	Transfer to City for future development	Jan-00	\$ 128,797	\$348,000 - \$590,000	Appraisal	11/26/2013	No. 11, 13, & 14 are to be sold to developer once LRPMP is approved. Successor Agency has negotiated a Purchase/Sale agreement	Once LRPMP is approved.	Purchased of development of regional commercial use or medical facilities.	Pinole Valley Rd- Gateway East-	401-211-032	18,295 sq ft	OPMU - Office Professional Mixed Use	\$ 189,721	\$ -	No current revenue or income contract
12	Vacant Pad - Development Site	Future Development	Transfer to City for future development	Jan-96	\$ 193,406	\$ 470,000	Appraisal	6/27/2013	Property to be sold to Developer once LRPMP is approved. Successor Agency has negotiated a Purchase/Sale agreement	Once LRPMP is approved.	Purchased of development of regional commercial use or medical facilities.	1301 Pinole Valley Rd & Henry Rd - Gateway East	401-211-033	26,136 sq. ft	OPMU - Office Professional Mixed Use	\$ 682,465	\$ -	No current revenue or income contract
13	Vacant Pad - Development Site(Caltrans)	Future Development	Transfer to City for future development	Nov-09	\$ 425,000	\$135,000 - \$240,000	Appraisal	11/26/2013	No. 11, 13, & 14 are to be sold to developer once LRPMP is approved. Successor Agency has negotiated a Purchase/Sale agreement	Once LRPMP is approved.	Intended for commercial overflow parking but can be used for Commercial development.	Pinole Valley Rd- Gateway East-	401-211-034	25,991 sq. ft	OPMU - Office Professional Mixed Use	\$ 407,598	\$ -	No current revenue or income contract

HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)		SALE OF PROPERTY	HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)
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14	Vacant Pad - Development Site	Future Development	Transfer to City for future development - Serving regional commercial use	Between 2002-2007, 4 parcels at time, now 1 large parcel	\$ 3,216,763	\$2,340,000 to \$3,260,000	Appraisal	11/26/2013	No. 11, 13, & 14 are to be sold to developer once LRPMP is approved. Successor Agency has negotiated a Purchase/Sale agreement	Once LRPMP is approved.	Purchased of development of regional commercial use or medical facilities.	1300-1400 Pinole Valley Rd- Gateway West	401-410-017	197,327 sq. ft	OPMU - Office Professional Mixed Use	\$ 4,125,101	\$ 1,000.00	City has entered into an agreement with a Christmas tree vendor on an annual basis for the period of October through December 31st. No other contracts are initiated throughout the year.
15	Vacant Site - Development Site (Corner Lot)	Future Development	Transfer to City for future development - Commercial and retail development	Nov-03	\$ 300,000	\$ 225,746	Assessors value	8/7/2014	Unknown. Appraisal will need to be obtained	2015	Originally Housing fund purchased for housing development but then RDA purchased property from housing fund for retail development	2301 San Pablo Ave	401-162-001	7,860 sq ft	CMU - Commercial Mixed use	\$ 225,746	\$ -	No current revenue or income contract
16	Vacant Pad - Development Site	Future Development	Sale Property	Dec-02	\$ 3,425,246	\$ 3,145,923	Assessors value	8/7/2014	Will need to be determined at the time of the sale	2015	Purchased of development of regional commercial use.	830-850 San Pablo Ave- Pinole Shores II	402-230-020 402-230-018 402-230-017 402-230-016 402-230-015	321,780 sq ft	OIMU - Office Industrial Mixed use	\$ 3,145,923	\$ -	No current revenue or income contract
17	Vacant site/building Development Site	Future Development	Sale Property	3/01/2005	\$ 681,533	\$ 313,536	Assessors value	8/7/2014	Unknown. Appraisal will need to be obtained	2015	Site purchased for mixed use development.	600 Tennant Ave - Blackies	401-142-010	5,000 sq ft	RMU- Residential Mixed Use	\$ 182,896	\$ -	No current revenue or income contract

HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
History of environmental contamination, studies, and/or remediation, and designation as a Brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
Phase I was performed on the property on February of 2007. The report did not find any contamination on property.	None	Provides necessary parking for the adjacent youth center and park	None-this is a parking lot for the park
Phase I was performed on the property on February of 2007. The report did not find any contamination on property.	None	Provides necessary parking for the adjacent City Hall and Police and Fire Station.	None-this is necessary parking for City employees and City owned vehicles.
No documents found related to performance of a Phase 1. A residential home resided on the site.	None	Provides necessary parking for park	None
No documents found related to performance of a Phase 1. Site was a parking lot when purchased.	None	Encourages citizens to patronize downtown businesses	None-Intent is to promote access to downtown businesses
No documents found related to performance of a Phase 1. Two sites (existing building) were purchased to construct Youth Center.	None	Provides safe environment for youth activities	None-supports City run programs. Property specifically purchased and constructed as a Youth Center.
No documents found related to performance of a Phase 1.	None	None-public park	None
HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)

No documents found related to performance of a Phase 1.	None	None - public property	None
None, site had existing portable units used as City Hall offices	None	None - Government Use	City Hall constructed on property.
In 2006, ACC Environmental conducted a hazardous assessment of the property. Property required mitigations, in July 2006 city approved \$75,760 for Asbestos Management Group to clean site.	None	None - Government Use	In 2004 and 2005, conceptual plans were completed to relocate the City's Corp Yard to the property, but plans were put on hold due to lack of funding.
No documents found related to performance of a Phase 1.	None	Provides downtown commercial or retail space.	City has reviewed and rejected previously proposed restaurant and tea house use. The building has been vacant since 2010.
Phase I on entire site was performed by Kaiser which purchased the majority of the site. City does not have copies of Phase 1.	None		
Phase I on entire site was performed by Kaiser which purchased the majority of the site. City does not have copies of Phase 1.	None	Transfer of the property to the City for Sale to a developer will provide commercial and retail opportunities consistent with the original planning objectives for the property.	In January 2011, the Agency received an offer for the property from Market Street Development, LLC. The Agency and Market Street Development negotiated a price for the property. The developer was unable to obtain financing with agreement terminated on August 10, 2011. City currently has a proposal for sale of the property.
Phase 1 was performed by Thomas Properties as part of a pending development between the Successor Agency and Thomas Properties.	None	Transfer of the property to the City for Sale to a developer will provide commercial and retail opportunities consistent with the original planning objectives for the property.	In 2009, Kaiser Medical had option to purchase property but chose not to exercise its option. A developer is interested in purchasing the site for development.

HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)	HSC 34191.5 (c)(1)(H)
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Phase 1 was performed by Thomas Properties as part of a pending development between the Successor Agency and Thomas Properties.	None	Transfer of the property to the City for Sale to a developer will provide commercial and retail opportunities consistent with the original planning objectives for the property.	In 2008, former negotiations with Alta Bates Summit Medical Center for medical use were unsuccessful. Exclusive Negotiating Agreement terminated in 2009. Agency is currently working with Developer for sale and development of the site.
A Shell Gas Station at the site closed in the fall of 2000. In 2001, Shell initiated on-site demolition, tank removal, and soil and groundwater remediation of the contaminated soil. Shell ultimately received clearance and closure from the Regional Water Quality Control Board in 2007.	None	provide downtown commercial or retail space	In 2005, BH Development proposed development of the site. In 2007, the economic conditions led to the developer withdrawing from the project.
In 2002, the Agency purchased a house and a former auto wrecking yard and completed extensive environmental remediation to prepare the site for future development.	None	Transfer of the property to the City for Sale to a developer will provide commercial and retail opportunities consistent with the original planning objectives for the property.	A 2005 DDA with developer terminated in 2009 due to economic conditions at the time.
None, site still has existing building when purchased	None		