

PLACER COUNTY
REDEVELOPMENT DEPARTMENT

MEMORANDUM

TO: Honorable Members of the Board of Supervisors Serving in its Capacity as the
Successor Agency to the Former Placer County Redevelopment Agency
FROM: Rae James, Redevelopment Department Director 
DATE: July 10, 2012
SUBJECT: Disposition of Properties Purchased by the Former Placer County Redevelopment
Agency in the North Lake Tahoe Redevelopment Project Area and Legislative Update
on Assembly Bill 1484.

ACTION REQUESTED

1. Receive a list of properties for discussion purchased by the former Placer County Redevelopment Agency in the North Lake Tahoe Redevelopment Project Area that will be subject to disposition with prior approval of the Placer County Oversight Board.
2. Receive an update of Assembly Bill 1484 (AB1484) as it pertains to former Redevelopment Agency dissolution and housing.

BACKGROUND / SUMMARY

Disposition of Properties

The Placer County Redevelopment Agency was created by the Board of Supervisors in 1991, pursuant to California Health and Safety Code Section 33000 et seq. and began its operations in 1995. The Redevelopment Agency Board established the North Lake Tahoe Redevelopment Project Area in 1996. California Redevelopment Law (CRL) allowed the work program to address substandard commercial development, improve inadequate infrastructure, support new development, increase and improve the supply of affordable housing, and remove other impediments to private investment and private improvement within the community. CRL also gave the former Redevelopment Agency (Agency) the ability to assemble and sell property for both public and private development.

As your Board is aware, effective February 1, 2012, the Placer County Redevelopment Agency was dissolved pursuant to the California Supreme Court's ruling on ABx1-26 (Dissolution Act). One of the legal effects of the Dissolution Act was to transfer all Agency assets to Placer County serving in its capacity as Successor Agency to the former Redevelopment Agency (Successor Agency). Under the Dissolution Act, the Successor Agency is required, at the direction of the Placer County Oversight Board, to dispose of former Agency's assets or properties expeditiously and in a manner aimed at maximizing value. Proceeds from this sale are to be distributed in the same way as normal

property tax proceeds. Additionally, the Board of Supervisors approved transferring the housing function and all housing assets to Placer County for management by the Community Resource Development Agency.

The properties submitted for disposition determination are listed in Attachment A – Recommendations for Real Property Disposition and shown on Attachment B – Map. There are a total of twenty-two parcels on ten sites. All properties owned by the former Redevelopment Agency are located in Kings Beach. Given the number of properties in the Agency’s portfolio, it is important that the disposition occur in an orderly and strategic manner over time in order to ensure value is retained and also prevent any negative impact on the Kings Beach community. Because Kings Beach is a small community with a very fragile economic base, depending on the number of properties approved by the Oversight Board for sale, the timing of placing parcels on the market will also be a consideration.

Redevelopment Department staff will coordinate with Facilities Department staff to identify the best method for sale. Using Government Code §25526, California land disposition law, to oversee staff activities for disposing of publically-owned property staff will also adhere to the Dissolution Act that requires expeditious and maximized value of sales.

As discussed further below, on June 27, 2012, the Governor signed AB1484. AB1484 includes new requirements related to property disposition. Staff has presented the list of real properties and its initial recommendations for disposition. Staff proposes to return to your Board and the Oversight Board with additional disposition details including a Property Management Plan for those properties your Board may wish to retain.

Under AB1484, as “Housing Successor”, Placer County will also be required to submit to the State Department of Finance a list of all housing assets transferred to it by the former Redevelopment Agency with explanation of how assets meet the criteria set forth in law. AB1484 also creates a new fund known as the Low and Moderate Income Housing Asset Fund that will allow the collection of 20% of the loan proceeds derived from loan repayments to be used for approved housing activities.

Assembly Bill 1484 Update

As part of the FY 2012-13 state budget, on June 27, 2012, the Legislature passed and the Governor signed AB1484, the primary purpose of which is to make technical and substantive amendments to the Dissolution Act in order to clarify issues that arose from early implementation.

AB1484 contains significant new rules of performance and implementation activities in order to follow the complex rules mandated by the Dissolution Act itself. AB1484 imposes several new reporting deadlines with financial penalties for late submittals. It also greatly expands the review period for the Department of Finance from ten days to forty days.

AB1484 also creates a “Finding of Completion” which results in a “Letter of Completion” prepared by the Department of Finance once it is satisfied that all applicable assets have been accounted for

and liquidated, or under a plan to liquidate. Additionally, AB1484 gives the County Auditor-Controller and the Department of Finance additional powers and authorities to assure disposition and distribution of all appropriate former redevelopment agencies assets are returned to the taxing entities.

Because AB1484 was enacted less than two days after it appeared in bill form, there has been little time for a complete interpretation. Staff will continue to inform your Board of dissolution elements as they are understood and evaluated.

ENVIRONMENTAL STATUS

This memo is for information purposes only as and does not constitute a project and is exempt from environmental review per California Environmental Quality Act Guidelines section 15378(b)(5).

FISCAL IMPACT

This report is for information purposes only. There is no impact on the General Fund.

- Attachment A: Recommendations for Real Property Disposition
- Attachment B: Map

ATTACHMENT A

Recommendations for Real Property Disposition

<u>Parcel Number</u>	<u>Description</u>	<u>Location/ Comment</u>	<u>Staff Recommendation</u>
090-370-005	Vacant	Gateway – Remnant	Sell
090-370-006	Vacant	Gateway – Remnant	Sell
090-221-018	Vacant	Gateway	Sell
090-221-021	Vacant	Gateway	Sell
090-221-012	Vacant	Gateway	Sell
090-221-026	Vacant	Gateway	Sell
090-221-027	Vacant	Gateway	Sell
090-192-041	Vacant	Contamination Remediation	Hold/Sell
090-192-055	Vacant	Contamination Remediation	Hold/Sell
090-221-013	Vacant	Contamination Remediation	Hold/Sell
090-221-014	Vacant	Contamination Remediation	Hold/Sell
090-221-020	Vacant	Contamination Remediation	Hold/Sell
090-142-001	Vacant	Town Center	Sell
090-142-002	Vacant	Town Center	Sell
090-142-029	Vacant	Town Center	Sell
090-142-011	Vacant	Town Center	Sell
090-126-020	Vacant	CCIP Required	Retain
090-192-058	Parking Lot	CCIP Required	Retain
090-192-059	Parking Lot	CCIP Required	Retain
090-192-060	Parking Lot	CCIP Required	Retain
090-122-019	Parking Lot	CCIP Required	Retain
090-074-025	Vacant	CCIP Required	Retain

Kings Beach Properties



