



Staff Report

Date: June 7, 2016

To: City Council/City Council Sitting as the Successor Agency to the Concord Redevelopment Agency

From: Valerie J. Barone, City Manager

Reviewed by: Victoria Walker, Director of Community and Economic Development

Prepared by: John Montagh, Economic Development and Housing Manager
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(925) 671-3082

Subject: **Considering adoption of (1) Resolution No. 16-779S directing and authorizing the Successor Agency to the Concord Redevelopment Agency to implement the approved Long Range Property Management Plan; and (2) Resolution No. 16-34 authorizing the City of Concord to accept certain real properties pursuant to the approved Long Range Property Management Plan**

Report in Brief

The former Concord Redevelopment Agency (“RDA”) owned properties that were acquired during the course of the RDA’s existence to implement its goals and objectives. These properties are addressed in the Successor Agency to the Concord Redevelopment Agency’s (“Successor Agency”) Long Range Property Management Plan (“LRPMP”). Twelve of the properties are to be retained by the City: eight of the properties will be held for a government purpose and four of the properties will be held for future development as explained in this report. In order to transfer and assume ownership of these properties, the City Council must act to accept various grant and quitclaim deeds and direct recordation of these documents with Contra Costa County. Further, the City Council, as governing board of the Successor Agency, must act to authorize and direct the City Manager or her designees to take such actions as are necessary to implement the LRPMP.

Recommended Action

Staff recommends that the City Council adopt Resolution No. 16-34 (Attachment 1) authorizing the City Manager, or her designee, to accept, on behalf of the City of

Concord, such grant or quitclaim deeds, certificates of acceptance or other instruments executed and recorded by the City evidencing the transfer of the properties described above from the Successor Agency to the City of Concord.

Staff also recommends that the City Council, as governing board of the Successor Agency, adopt Resolution 16-779S (Attachment 2) authorizing and directing the City Manager/Executive, or her designee, to take such actions which are deemed necessary or advisable to implement the approved LRPMP.

Background

Pursuant to Assembly Bill x1 26 (Chapter 5, Statutes of 2011-12 First Ex. Session), enacted in late June 2011, as amended (the "Dissolution Law"), the RDA was dissolved as of February 1, 2012, and the Successor Agency succeeded to the interests of the RDA.

On August 7, 2013, the Successor Agency received a Finding of Completion from the Department of Finance ("DOF"), which allowed the Successor Agency to prepare and submit a LRPMP to the DOF for approval. The Oversight Board to the Successor Agency to the Concord Redevelopment Agency ("Oversight Board") approved the LRPMP on November 19, 2015. Staff then submitted the LRPMP to DOF. On December 1, 2015, DOF notified the Successor Agency that the LRPMP was approved.

Analysis

Under the approved LRPMP, the Successor Agency is authorized to transfer the following eight properties to the City for retention for a governmental use under Section 34191.5(c)(2) of the Dissolution Law:

1. North Market Street Roadway Parcel (APN 126-300-048);
2. Park & Shop Easement Parcel (APN 126-281-035);
3. East & Clayton Road Landscape Property, located at 2373 Clayton Road, Concord, CA 94520 (APN 126-104-007);
4. Adobe Street Roadway and Street Landscape Property, located at 1855 Adobe Street, Concord, CA 94520 (APN 126-051-053);
5. Concord Police Station, located at 1350 Galindo Street, Concord, CA 94520 (APN 126-124-036);
6. 2255 Salvio Street Public Parking Garage, located 2255 Salvio Street, Concord, CA 94520 (APN 112-136-019);
7. Oak Street East Site, located at (APN 126-112-026); and
8. Port Chicago Highway Median, located at 1660 East Street, Concord, CA 94520, (APN 113-288-001).

In addition, the approved LRPMP authorizes the Successor Agency to transfer the following four properties to the City for retention and future development pursuant to an approved redevelopment plan under Section 34191.5(c)(2) of the Dissolution Law:

1. Concord Avenue Site, located at 1701 and 1711 Concord Avenue, Concord, CA 94520 (APN 112-101-022);
2. Town Center II/Galindo Street Site, located at 1753 Galindo Street, Concord, CA 94520 (APN 126-143-012);
3. Oak Street – West Site (APN 126-122-024); and
4. 1880 Market Street (Pine Street Site), located at 1880 Market Street, Concord, CA 94520 (APN 126-291-021).

The proposed disposition process for the four properties listed above is discussed in some detail in a related City Council agenda report, also under consideration on June 7, 2016.

A map showing the 12 properties is included as Attachment 3.

In order for the Successor Agency to transfer ownership of the above properties, and to take other actions to implement the approved LRPMP, the City Council, as governing board of the Successor Agency, must act to authorize and direct the City Manager or her designees to take such actions as are necessary to implement the LRPMP. Staff recommends that the City Council approve this action.

In order to transfer and assume ownership of the above properties, the City must accept various grant and quitclaim deeds and record these documents with Contra Costa County. Staff recommends that the City Council authorize the City Manager, or her designee to accept, on behalf of the City of Concord, the associated grant or quitclaim deeds, certificates of acceptance or other instruments and record these documents evidencing the transfer of the properties described above from the Successor Agency to the City.

Financial Impact

There is no direct impact to the City's General Fund as a result of this item. Once the four properties that are being retained for future development are sold, the City of Concord would receive its share of net sales proceeds from those properties.

Public Contact

The Agenda was posted.

City Council/Successor Agency Agenda Report
Adopt Resolution No. 16-34 authorizing the City of Concord to accept certain real
properties pursuant to the approved LRPMP; Adopt Resolution No. 16-779S authorizing
the Successor Agency to implement the approved LRPMP
June 7, 2016

Attachments

1. Resolution No. 16-34
2. Resolution No. 16-779S
3. RDA Properties Map

**BEFORE THE CITY COUNCIL OF THE CITY OF CONCORD
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA**

**A Resolution Authorizing the City to Accept Certain
Real Properties from the Successor Agency to the
Concord Redevelopment Agency Pursuant to the
Approved Long Range Property Management Plan**

Resolution No. 16-34

WHEREAS, Assembly Bill x1 26 (Chapter 5, Statutes of 2011-12 First Ex. Session), enacted in late June 2011, as amended (collectively, the “Dissolution Law”) dissolved redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000, *et seq.*); and

WHEREAS, under the Dissolution Law, all real property owned by the Concord Redevelopment Agency (“RDA”) at dissolution passed by operation of law to the Successor Agency to the Concord Redevelopment Agency (“Successor Agency”); and

WHEREAS, Section 34191.5(b) of the Dissolution Law required the Successor Agency to prepare and submit for review and approval by the Oversight Board for the Successor Agency (“Oversight Board”) and the California Department of Finance (“DOF”) a Long-Range Property Management Plan (“LRPMP”) addressing the disposition and use of real property owned by the Successor Agency; and

WHEREAS, the Oversight Board approved the Successor Agency’s LRPMP on November 19, 2015; and

WHEREAS, DOF approved the Successor Agency’s LRPMP by letter dated December 1, 2015; and

WHEREAS, the approved LRPMP authorizes the Successor Agency to transfer the following eight properties to the City of Concord (“City”) for retention for a governmental use under Section 34191.5(c)(2) of the Dissolution Law:

1. North Market Street Roadway Parcel (APN 126-300-048);
2. Park & Shop Easement Parcel (APN 126-281-035);
3. East & Clayton Road Landscape Property, located at 2373 Clayton Road, Concord, CA 94520 (APN 126-104-007);

4. Adobe Street Roadway and Street Landscape Property, located at 1855 Adobe Street, Concord, CA 94520 (APN 126-051-053);
5. Concord Police Station, located at 1350 Galindo Street, Concord, CA 94520 (APN 126-124-036);
6. 2255 Salvio Street Garage, located 2255 Salvio Street, Concord, CA 94520 (APN 112-136-019);
7. Oak Street East Site, located at (APN 126-112-026); and
8. Port Chicago Highway Median, located at 1660 East Street, Concord, CA 94520, (APN 113-288-001); and

WHEREAS, the approved LRPMP also authorizes the Successor Agency to transfer the following four properties to the City for retention and future development pursuant to an approved redevelopment plan under Section 34191.5(c)(2) of the Dissolution Law:

1. Concord Avenue Site, located at 1701 and 1711 Concord Avenue, Concord, CA 94520 (APN 112-101-022);
2. Town Center II/Galindo Street Site, located at 1753 Galindo Street, Concord, CA 94520 (APN 126-143-012);
3. Oak Street – West Site (APN 126-122-024); and
4. 1880 Market Street (Pine Street Site), located at 1880 Market Street, Concord, CA 94520 (APN 126-291-021); and

WHEREAS, pursuant to Resolution No. 16-779S, the City Council of the City of Concord, as governing body of the Successor Agency to the Redevelopment Agency of the City of Concord authorized and directed the City Manager/Executive Director, or her designee, to execute such deeds and instruments and take such other actions which are deemed necessary or advisable to implement the approved LRPMP.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CONCORD DOES RESOLVE AS FOLLOWS:

Section 1. The City Council hereby finds and determines that the foregoing recitals are true and correct.

**BEFORE THE CITY COUNCIL, SITTING AS THE SUCCESSOR AGENCY
TO THE REDEVELOPMENT AGENCY OF THE CITY OF CONCORD,
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA**

**A Resolution Authorizing and Directing the City Manager/
Executive Director to Execute such Documents and Take Such
Actions As Are Necessary To Implement the Approved Long
Range Property Management Plan**

Resolution No. 16-779S

WHEREAS, Assembly Bill x1 26 (Chapter 5, Statutes of 2011-12 First Ex. Session), enacted in late June 2011, as amended (collectively, the “Dissolution Law”) dissolved redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000, *et seq.*); and

WHEREAS, under the Dissolution Law, all real property owned by the Concord Redevelopment Agency (“RDA”) at dissolution passed by operation of law to the Successor Agency to the Concord Redevelopment Agency (“Successor Agency”); and

WHEREAS, Section 34191.5(b) of the Dissolution Law required the Successor Agency to prepare and submit for review and approval by the Oversight Board for the Successor Agency (“Oversight Board”) and the California Department of Finance (“DOF”) a long-range property management plan (“LRPMP”) addressing the disposition and use of real property owned by the Successor Agency; and

WHEREAS, the Successor Agency approved the LRPMP by minute order on September 8, 2015; and

WHEREAS, the Oversight Board approved the Successor Agency’s LRPMP on November 19, 2015; and

WHEREAS, DOF approved the Successor Agency’s LRPMP by letter dated December 1, 2015.

1 **NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Concord, as
2 governing body of the Successor Agency to the Redevelopment Agency of the City of Concord, as
3 follows:

4 **Section 1.** The City Council hereby finds and determines that the foregoing recitals are true
5 and correct.

6 **Section 2.** The City Manager/Executive Director, or her designee, is hereby authorized and
7 directed to execute such deeds and instruments and take such other actions which are deemed
8 necessary or advisable to implement the approved LRPMP.

9 **Section 3.** This Resolution shall take effect immediately upon its adoption.

10 **PASSED AND ADOPTED** by the City Council of the City of Concord, as the Successor
11 Agency to the Redevelopment Agency of the City of Concord, on June 7, 2016, by the following vote:

12 **AYES:** Board members -

13 **NOES:** Board members -

14 **ABSTAIN:** Board members -

15 **ABSENT:** Board members -

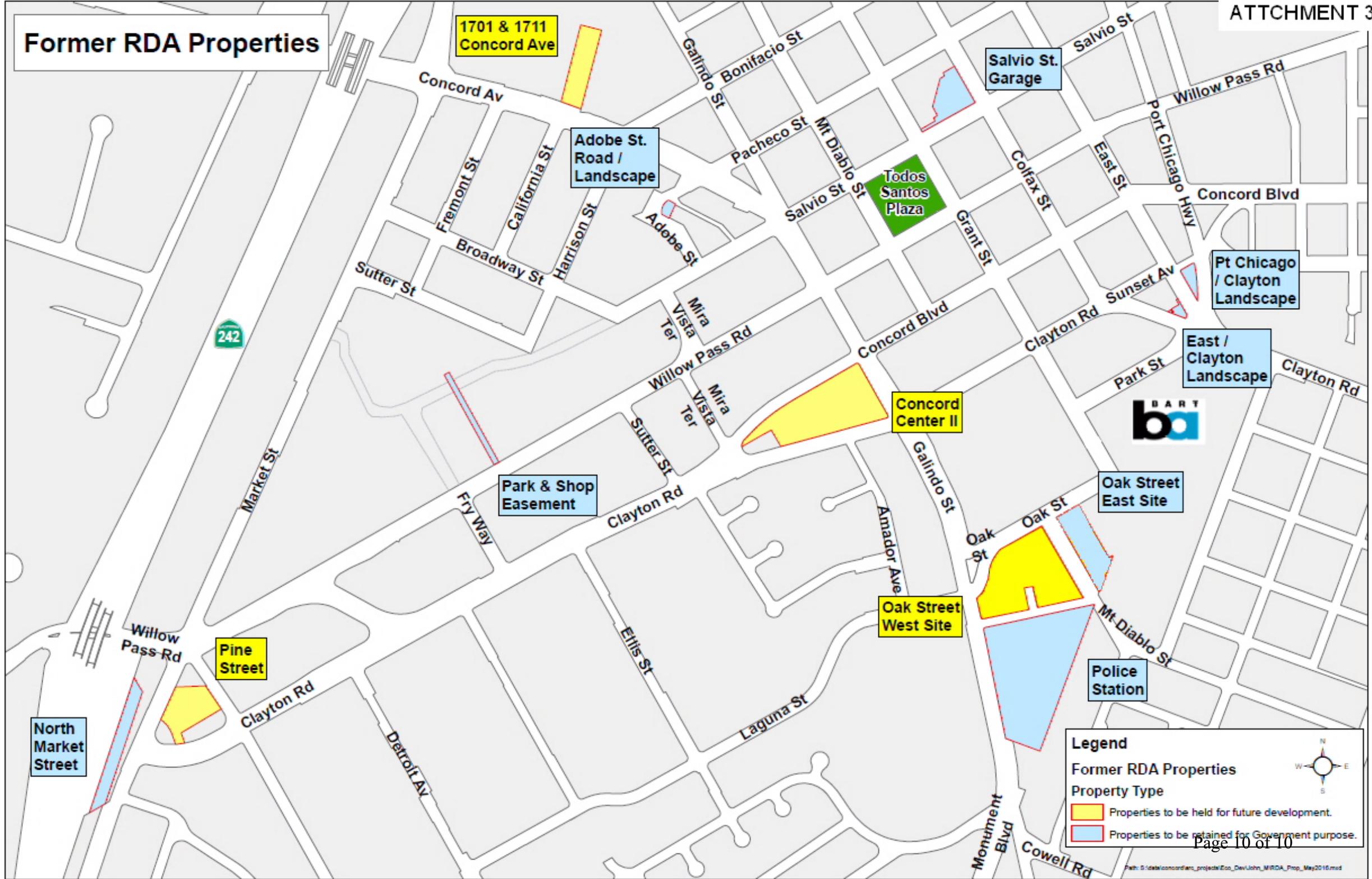
16 **I HEREBY CERTIFY** that the foregoing Resolution No. 16-779S was duly and regularly
17 adopted at a regular meeting of the City Council of the City of Concord on June 7, 2016.

21 **APPROVED AS TO FORM:**

20 _____
Joelle Fockler, MMC
City Clerk

22 _____
23 Susanne Meyer Brown
24 City Attorney

Former RDA Properties



1701 & 1711
Concord Ave

Adobe St.
Road /
Landscape

Salvio St.
Garage

Todos
Santos
Plaza

Pt Chicago
/ Clayton
Landscape

East /
Clayton
Landscape

Concord
Center II

Park & Shop
Easement

Oak Street
East Site

Oak Street
West Site

Police
Station

Pine
Street

North
Market
Street

Legend

Former RDA Properties

Property Type

- Properties to be held for future development.
- Properties to be retained for Government purpose.

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