

Lompoc Successor Agency

TO THE DISSOLVED LOMPOC REDEVELOPMENT AGENCY

Successor Agency Agenda Item

Meeting Date: June 7, 2016

TO: Patrick Wiemiller, Executive Director

FROM: Christie Alarcon, Community Development Program Manager
c_alarcon@ci.lompoc.ca.us

SUBJECT: Approve and Authorize Submittal of the Second Revised Long-Range Property Management Plan and Draft Oversight Board Resolution No. OB 26(16) to the Successor Agency's Oversight Board

Recommendation:

Staff recommends the Successor Agency to the Dissolved Lompoc Redevelopment Agency (Successor Agency) approve and authorize submittal of the Second Revised Long-Range Property Management Plan (Second Revised Plan) (Attachment 1), and draft Resolution No. OB 26(16) adopting the Plan per Health and Safety Code (HSC) subsection 34191.3(b) (Attachment 2), to the Successor Agency's Oversight Board for approval.

Background/Discussion:

Pursuant to HSC section 34191.5, within six months after receiving a Finding of Completion from the Department of Finance (DOF), the Successor Agency was required to submit for approval to the Oversight Board and DOF, a Long-Range Property Management Plan (Plan) that addressed the disposition and use of the real properties of the former Lompoc Redevelopment Agency. The Successor Agency received a Finding of Completion from the DOF dated June 7, 2013. On July 18, 2014, the State passed Assembly Bill 1963 extending the deadline for approval of the Plan to January 1, 2016, and suspended the forced property sale provisions of HSC subsections 34177(e) and 34181(a).

The initial Plan was approved by the Successor Agency's Oversight Board on September 16, 2013, and submitted to the DOF for review and approval on September 26, 2013. Successor Agency staff received an email from the DOF on February 19, 2014, with comments on the Plan. One of the comments was that the use of certain Successor Agency parking lots used for public parking did not comply with the DOF's interpretation of the definition of governmental use as referenced in HSC subsection 34181(a). DOF suggested the Successor Agency amend the plan and

consider an alternative permissible use such as the sale of property, or to retain the property for future development.

In order to achieve the transfer of the parking lots to the City of Lompoc (City), the Successor Agency chose to amend the Plan to provide for the alternative permissible use of retaining the properties for future development. The Revised Plan was approved by the Successor Agency's Oversight Board on January 23, 2015, and approved by the DOF on February 27, 2015.

Subsequently, the dissolution law was amended to allow public parking lots that do not produce revenues in excess of reasonable maintenance costs to be transferred to cities and retained as governmental use properties. The amendment also provides for amendment of long-range property management plans to reflect this change (HSC subsections 34181(a)(1) & (2), 34191.3(b) & (c), adopted in Statutes, Chapter 325, 2015-2016 Legislative Session). This Second Revised Plan now being proposed implements the change allowed by those amended statutes. The proposed Second Revised Plan provides for the public parking lots to be transferred to the City as governmental use properties to remain public parking lots for the foreseeable future.

The public parking lots currently are primarily used for parking for Santa Barbara commuters who ride the Clean Air Bus Monday through Friday, although certain parcels were previously used as the site of a weekly farmers market from which the Successor Agency received no revenue. There is no charge for parking in these lots. Therefore, the parking lots do not produce revenues in excess of the reasonable cost of maintaining the parking lots.

The public parking lots have already been transferred to the City pursuant to the Revised Plan. The change in the Plan would affect only the future use of the public parking lots as future development of the parking lots would no longer contemplated.

Fiscal Impact:

There is no direct fiscal impact to the Successor Agency by approving and authorizing the submission of the Second Revised Plan to the Oversight Board of the Successor Agency. There is a fiscal impact, likely moderate, for the cost of staff time to prepare and develop the Second Revised Plan and shepherd it through the amendment process.

If the DOF or the Oversight Board denies the transfer of the parking lots to the City as governmental use properties, then the former Revised Plan would remain in effect and the City would retain the parking lots for possible future development, subject to entering into a compensation agreement with the taxing entities.

Conclusion:

The Oversight Board approval of the Plan, documented by Resolution, is required before the Plan is submitted to the DOF, which is the final approving agency. The Oversight Board is scheduled to consider the approval of the Plan on June ____, 2016, at 10:00 a.m. in Council Chambers.

Respectfully submitted,

Christie Alarcon, Redevelopment Program Coordinator

APPROVED FOR SUBMITTAL TO THE EXECUTIVE DIRECTOR:

Teresa Gallavan, Economic Development Director/Assistant City Manager

APPROVED FOR SUBMITTAL TO THE SUCCESSOR AGENCY:

Patrick Wiemiller, Executive Director

Attachments: 1) [Second Revised Long-Range Property Management Plan](#)
2) [Draft Resolution No. OB 26\(16\)](#)