



CITY OF POMONA SUCCESSOR AGENCY OVERSIGHT BOARD STAFF REPORT

May 17, 2018

To: Honorable Chair and Members of the Successor Agency Oversight Board

From: Linda Lowry, Executive Director

Submitted By: Kirk Pelser, Deputy Executive Director

Subject: **Resolution of the Pomona Successor Agency Oversight Board Directing the Sale of Certain Property Owned by the Pomona Successor Agency and located at 1320 Jacqueline Drive - APN 8359-039-903**

OVERVIEW

Recommendation – That the Pomona Successor Agency Oversight Board adopts the attached resolution directing the Successor Agency to sell the property located at 1320 Jacqueline Drive (the “Property”), which was owned by the former Pomona Redevelopment Agency (“Agency”) but inadvertently omitted from the Long Range Property Management Plan.

Fiscal Impact – None. The recommended action acknowledges the existence of a real property asset not listed on the LRPMP, and any future sale or disposition of the Property will be subject to future Oversight Board consideration and approval.

Previous Action(s) – The Pomona Oversight Board (“Oversight Board”) and California Department of Finance (“Finance”) have both previously approved the Pomona Successor Agency’s Long Range Property Management Plan (“LRPMP”).

Environmental Review –The proposed action is not subject to environmental review pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). Sections 15060(c)(2) and 15060(c)(3) pertain to activities that will not result in a direct or reasonably foreseeable indirect change to the environment and that are not defined as a project under Section 15378. The recommended action results in the transfer of funds between agencies.

EXECUTIVE SUMMARY

The Oversight Board will consider adopting a Resolution directing the Successor Agency to sell a parcel of real property that was inadvertently omitted from the LRPMP. The subject vacant, 8,173 square foot, parcel is located at 1320 Jacqueline Drive. The parcel's APN is 8359-039-903.

BACKGROUND & DISCUSSION

The Dissolution Law eliminated the State's redevelopment agencies ("RDA") and transferred ownership and control of each RDA's assets to its respective "successor agency." Each successor agency was required to prepare a Long Range Property Management Plan addressing the use and disposition of all "real property" assets of the RDA. The LRPMP was required to be approved by the oversight board and Finance before January 1, 2016. Once the LRPMP is approved, it governs a successor agency's method and manner of disposing of the listed assets.

The Oversight Board and Finance have both previously approved the Pomona Successor Agency's LRPMP, with Finance's approval dated October 7, 2014, and the Successor Agency is in the process of implementing the LRPMP. Recently however, Successor Agency staff discovered that a parcel owned by the former Agency had been inadvertently omitted from the LRPMP. Successor Agency staff reached out to Finance and requested guidance on how to address the Property. Finance responded that a Resolution should be presented to the Oversight Board to: (1) make it aware and create a record of the Successor Agency's ownership of the Property; and (2) obtain approval for the proposed manner of disposition or use of the Property.

The subject Property is located at 1320 Jacqueline Drive in the City of Pomona. It was originally acquired by the former Agency in June 2004 for \$56,000, with the purpose of assembling parcels for inclusion in future development projects. The Property is currently vacant and unimproved, is comprised of 8,173 square feet, and is current zoned and designated for "residential" uses by the City's Zoning Map and General Plan. The Property does not generate any lease or rental income, and it is not burdened by any enforceable obligations. There is no known history of environmental contamination or remediation, the Property lacks the propensity for transit-oriented development, and there are no relevant previous development proposals or activities for the site.

Based on the foregoing characteristics, the Successor Agency recommends that the Oversight Board approve and direct the Successor Agency to sell the property to a third-party. The Successor Agency estimates the value of the Property at approximately \$135,000, and the Successor Agency proposes to market and solicit offers to purchase and subsequently develop the Site for a productive use. Proceeds from the sale would be allocated to area taxing entities.

Resolution Directing Sale of 1320 Jacqueline Dr.
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Attachments	No. 1	Resolution
	No. 2	Photo/Map