



**AGENDA
OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY
REGULAR MEETING
September 22, 2015
2:00 P.M.
CITY COUNCIL CHAMBERS
1001 W. CENTER STREET**

The Oversight Board has been created pursuant to § 34161 through 34190 of the Health and Safety Code for the sole purpose of overseeing the actions of the Successor Agency to the Manteca Redevelopment Agency. In accordance with Health and Safety Code § 34179(h), all Oversight Board Actions shall not be effective for three business days, pending a request for review by the State Department of Finance (“Department”). In the event that the Department requests a review of a given Oversight Board action, it shall have 10 days from the date of its request to approve the Oversight Board action or return it to the Oversight Board for reconsideration, and such Oversight Board action shall not be effective until approved by the Department. In the event that the Department returns the Oversight Board action to the Oversight Board for reconsideration, the Oversight Board shall resubmit the modified action for Department approval, and the modified Oversight Board action shall not become effective until approved by the State.

Reports and documents relating to each of the following items listed on the agenda, including those received following posting/distribution, are on file in the Office of the Secretary to the Successor Agency to the Manteca Redevelopment Agency/City Clerk and are available for public inspection during normal business hours, Monday – Friday, 7:30 a.m. – 5:30 p.m., closed alternating Fridays, 1001 W. Center Street, Manteca, CA 95337, telephone (209) 456-8017.

Please contact the Office of the Secretary of the Successor Agency to the Manteca Redevelopment Agency, 1001 W. Center Street, Manteca, CA, (209) 456-8017, for assistance with access to any of the agenda, materials, or participation at the meeting.

CALL TO ORDER/ROLL CALL: Chairman Quaresma

A. STAFF REPORTS

1. Approve Oversight Board of Successor Agency to the Manteca Redevelopment Agency regular meeting minutes of February 24, 2015.

[A.01](#)

2. Adopt a resolution approving a proposed administrative budget for the six-month fiscal period from January 1, 2016 through June 30, 2016 and taking certain related actions.
[A.02](#)
[Administrative Budget Resolution approving 15-16B - Supporting 1](#)
[Administrative Budget 15-16B - Supporting 2](#)
3. Adopt a resolution approving the Recognized Obligation Payment Schedule (ROPS 15-16B) for the six-month fiscal period from January 1, 2011 through June 30, 2016, and taking certain related actions.
[A.03](#)
[Manteca ROPS 15-16B SA Combined - Supporting 1](#)
4. Receive report on the Manteca Redevelopment Agency Asset Transfer Review.
[A.04](#)
[Asset Transfer Review - Supporting 1](#)
5. Adopt a resolution pursuant to Health and Safety Code Section 34191.5, (i) approving the Second Revised “Final” Long-Range Property Management Plan (the “Final “LRPMP”) substantially in the form attached as Exhibit A to the resolution, (ii) finding that approval of the Final LRPMP is not a project pursuant to the California Environmental Quality Act (CEQA), and (iii) taking certain actions in connection therewith, including the transmission of the resolution to the Department of Finance.
[A.05](#)
[Manteca RDA-SA LRPMP Final Revision - Supporting 1](#)

B. ORAL COMMUNICATIONS

Persons who do not have items on the agenda may approach the Oversight Board of the Successor Agency at this time. Please complete the Request to Speak form located next to the agendas in the back of the Council Chambers and give same to the Secretary/City Clerk prior to the meeting. Those who wish to speak to items not placed on the agenda will be limited to three (3) minutes per speaker. Although the Board encourages the public to participate in the meeting, proper decorum must be assured at all times. Therefore, no personal attacks will be permitted.

C. ADJOURNMENT

This meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency will adjourn to the next regular meeting of the Board to be held on Tuesday, **October 27, 2015, 2:00 p.m.**, in the City Council Chambers, 1001 W. Center Street, Manteca, California.

This notice of a regular meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency was posted on the Bulletin Board at City Hall, 1001 W. Center Street, Manteca, California and at the following website [http://www/successoragency/index.html](http://www.successoragency/index.html) on September 17, 2015.

**JOANN TILTON, MMC
SECRETARY/CITY CLERK**

**MINUTES OF THE OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE MANTECA
REDEVELOPMENT AGENCY MEETING
HELD FEBRUARY 24, 2015**

The regular meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency held February 24, 2015, in the City Council Chambers, 1001 W. Center St., Manteca, California, was called to order by Chairman Daryll Quaresma at 2:00 p.m.

Roll Call: Board Members Khan, Durrer (Alternate), Shields, Silverman, Puentes-Griffith and Quaresma. Also present were Alternates Morowit, and Holbrook. Absent were Board Members Madison and Thomas.

A. STAFF REPORTS

1. Approve Oversight Board of Successor Agency to the Manteca Redevelopment Agency regular meeting minutes of September 23, 2014.

ACTION: APPROVE SEPTEMBER 23, 2014 MEETING MINUTES OF THE OVERSIGHT BOARD. (Khan/Shields) The motion carried unanimously.

2. Adopt a resolution approving a proposed administrative budget for the six-month fiscal period from July 1, 2015 through December 31, 2015 and taking certain related actions.

ACTION: ADOPT A RESOLUTION APPROVING A PROPOSED ADMINISTRATIVE BUDGET FOR THE SIX-MONTH FISCAL PERIOD FROM JULY 1, 2015 THROUGH DECEMBER 31, 2015 AND TAKING CERTAIN RELATED ACTIONS. (Puentes-Griffith/Silverman) The motion carried unanimously.

3. Adopt a resolution approving the Recognized Obligation Payment Schedule (ROPS 15-16A) for the six-month fiscal period from July 1, 2015 through December 31, 2015, and taking certain related actions.

The Finance Director noted a necessary modification to the ROPS 15-16A, Item 65 (Weed Control), add \$5,000 and vendor to be determined.

The Board questioned Line 67 (Roof Replacement – RDA Property). The Finance Director and Economic Development Manager responded.

ACTION: APPROVE MODIFICATION TO ITEM 65 (WEED CONTROL), ADDING \$5,000 AND “VENDOR TO BE DETERMINED.” (Shields/Silverman) The motion carried unanimously.

ACTION: ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 15-16A) FOR THE SIX-MONTH FISCAL PERIOD FROM JULY 1, 2015 THROUGH DECEMBER 31, 2015, AND TAKING CERTAIN ACTIONS. (Shields/Quaresma) The motion carried unanimously.

4. Adopt a resolution approving the execution of a Consolidated Non-Housing Bond Proceeds Funding agreement between the Successor Agency and the City of Manteca.

The Finance Director provided a brief overview of the proposed agreement and responded to questions of the Board.

ACTION: ADOPT A RESOLUTION APPROVING THE EXECUTION OF A CONSOLIDATED NON-HOUSING BOND PROCEEDS FUNDING AGREEMENT BETWEEN THE SUCCESSOR AGENCY AND THE CITY OF MANTECA. (Khan/Quaresma) The motion carried unanimously.

5. Adopt a resolution approving the Revised Long-Range Property Management Plan (the “LRPMP”) substantially in the form attached as Exhibit A to the resolution, determining approval of the Revised LRPMP is exempt from the California Environmental Quality Act, and taking certain actions in connection therewith, including the transmission of the resolution to the Department of Finance.

The Economic Development Manager presented the Revised Long-Range Property Management Plan to the Board and responded to questions.

ACTION: ADOPT A RESOLUTION APPROVING THE REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN (THE “LRPMP”) SUBSTANTIALLY IN THE FORM ATTACHED AS EXHIBIT “A” TO THE RESOLUTION, DETERMINING APPROVAL OF THE REVISED LRPMP IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN ACTIONS IN CONNECTION THERWITH, INCLUDING THE TRANSMISSION OF THE RESOLUTION TO THE DEPARTMENT OF FINANCE. (Silverman/Shields) The motion carried unanimously.

B. ORAL COMMUNICATIONS – None.

C. ADJOURNMENT

With nothing further to come before the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency, the meeting adjourned at 2:53 p.m., to the next regular meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency to be held on Tuesday, **March 24, 2015, at 2:00 p.m.**, in the City Council Chambers, 1001 W. Center Street, Manteca, California.

**JOANN TILTON, MMC
AGENCY SECRETARY**

**DARYLL QUARESMA
CHAIRMAN**

Agenda Item No. A.02

OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY

To: Members of the Oversight Board

From: Suzanne Mallory, Finance Director

Date: September 9, 2015

Subject: Approval of Administrative Budget for January 1, 2016 through June 30, 2016

Recommendation:

Staff recommends that the Oversight Board for the Successor Agency to the Manteca Redevelopment Agency adopt a Resolution, approving a proposed administrative budget for the six-month fiscal period from January 1, 2016 through June 30, 2016, and taking certain other related actions.

Background:

Pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (the "Redevelopment Dissolution Law"), the Successor Agency must prepare a proposed administrative budget and a Recognized Obligation Payment Schedule ("ROPS") for each six-month fiscal period, both of which must be submitted to the Oversight Board for approval. Each proposed administrative budget must include all of the following: (1) estimated amounts for Successor Agency administrative costs for the applicable six-month fiscal period; (2) proposed sources of payment for the administrative costs; and (3) proposals for arrangements for administrative and operations services provided by the City or other entity.

The Redevelopment Dissolution Law is unclear regarding the required timing for the submission of the proposed administrative budget for the period from January 1, 2016 through June 30, 2016 (*i.e.*, the second half of fiscal year 2015-16) ("Administrative Budget 15-16B") to the Oversight

Board. However, because the Successor's Agency's administrative expenditures also have to be reflected on the ROPS, Administrative Budget 15-16B and the ROPS for the same period ("ROPS 15-16B") should be consistent.

The Successor Agency is required to submit ROPS 15-16B to the Oversight Board for approval and then submit the Oversight Board-approved ROPS 15-16B to the State Department of Finance, State Controller and the County Auditor-Controller no later than October 5, 2015. Staff has prepared a ROPS 15-16B for the Oversight Board's approval at this meeting as a separate agenda item. Staff recommends that the Board approve Administrative Budget 15-16B on the same date as the Board's approval of ROPS 15-16B.

The Oversight Board must take action by resolution and must provide DOF, by electronic means, written notice and information about the Oversight Board's action.

Fiscal Impact:

Under the Redevelopment Dissolution Law, an "Administrative Cost Allowance" is paid to the Successor Agency from property tax revenues allocated by the County Auditor-Controller. The Administrative Cost Allowance is defined as an amount, subject to the approval of the Oversight Board, which is up to 3% of the property tax allocated for enforceable obligations from the Redevelopment Property Tax Trust Fund by the County Auditor-Controller. The amount shall not be less than \$250,000 for any fiscal year unless the Oversight Board reduces this amount. The Administrative Cost Allowance is subject to reduction if there are insufficient funds to pay the enforceable obligations as listed on the ROPS.

RESOLUTION NO. OB _____

A RESOLUTION OF THE OVERSIGHT BOARD OF DIRECTORS FOR THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY APPROVING A PROPOSED ADMINISTRATIVE BUDGET FOR THE SIX-MONTH FISCAL PERIOD FROM JANUARY 1, 2016 THROUGH JUNE 30, 2016 AND TAKING CERTAIN RELATED ACTIONS

RECITALS:

A. Pursuant to Health and Safety Code Section 34177(j), the Successor Agency to the Manteca Redevelopment Agency (the "Successor Agency") must prepare a proposed administrative budget for each six-month fiscal period (commencing each January 1 and July 1) and submit each proposed administrative budget to the Oversight Board for the Successor Agency (the "Oversight Board") for approval.

B. There has been presented to this Board for approval a proposed administrative budget for the Successor Agency for the six-month fiscal period from January 1, 2016 through June 30, 2016 ("Administrative Budget 15-16B").

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY, HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Oversight Board hereby approves the proposed Administrative Budget 15-16B substantially in the form attached hereto as Exhibit A.

Section 3. The staff of the Successor Agency is hereby directed to provide the State Department of Finance ("DOF") written notice and information regarding the action taken by the Oversight Board in Section 2 of this Resolution. Such notice and information shall be provided by electronic means and in a manner of DOF's choosing.

Section 4. The officers of the Oversight Board and staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution.

PASSED, APPROVED AND ADOPTED this ___ day of _____, 2015.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____, CHAIR

ATTEST:

_____, SECRETARY
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE
MANTECA REDEVELOPMENT AGENCY

Exhibit A
Successor Agency to the Manteca Redevelopment Agency
Administrative Budget

	<i>January - June</i> <i>2016</i>
Estimated Expenditures ⁽¹⁾	
Professional Services	
Legal Services	5,000
Property Dispositions	5,000
Audit	2,500
Arbitrage Services	10,000
Material and Supplies	
Supplies & Postage	100
Printing	100
Legal Publication	250
Computer Lease	7,040
Insurance	2,240
Staffing	
City Management	19,446
Finance	16,172
City Clerk/Legislative	36,044
Economic Development	86,660
Information Technology	9,126
Community Development	107,175
Building Safety	28,977
Engineering	10,775
Total Budget	\$ 346,605
Funding Source	
Redevelopment Property Tax Trust Fund ⁽²⁾	176,905
City Funding	169,700
Total Funding	\$ 346,605

⁽¹⁾ The items listed above include amounts to be reimbursed by the Successor Agency to the Manteca Redevelopment Agency pursuant to a cooperative agreement for advance and reimbursement of administrative, overhead and other expenses to be entered into by the City of Manteca and the Successor Agency. Pursuant to the cooperative agreement, the Successor Agency will reimburse the City for costs advanced by the City for the administration and operation of the Successor Agency, including but not limited to the value of staff, consultants and

⁽²⁾ Amount based on 3% of RPTTF requested on ROPS 15-16A
If actual receipts are less, amount will be adjusted accordingly.

Agenda Item No. A.03

OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY

To: Members of the Oversight Board

From: Suzanne Mallory, Finance Director

Date: September 9, 2015

Subject: Approval of ROPS 15-16B for January 1, 2016 through June 30, 2016.

Recommendation:

Staff recommends that the Oversight Board for the Successor Agency to the Manteca Redevelopment Agency adopt a resolution approving the Recognized Obligation Payment Schedule for the six-month fiscal period from January 1, 2016 through June 30, 2016 and taking certain related actions.

Background:

Pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (the “Redevelopment Dissolution Law”), the Successor Agency must prepare a Recognized Obligation Payment Schedule (“ROPS”) for each six-month fiscal period (commencing each January 1 and July 1), listing the payments to be made by the Successor Agency during such period. All ROPS must be approved by the Oversight Board. Furthermore, each Oversight Board-approved ROPS must be submitted to the State Department of Finance (“DOF”) for review.

Deadlines for ROPS Submission and Review

The Redevelopment Dissolution Law does not specify a deadline for the Successor Agency to submit the ROPS for July 1 through June 30, 2016 (“ROPS 15-16B”) to the Oversight Board for approval. However, the Successor Agency must submit an Oversight Board-approved ROPS 15-16B to the DOF, the Office of the State Controller and the County

Auditor-Controller no later than October 5, 2015. The Successor Agency must submit the ROPS to the DOF electronically in the manner of DOF's choosing. A copy of the Oversight Board-approved ROPS must be posted on the Successor Agency's website.

The DOF may eliminate or modify any items on the ROPS before approving the ROPS. The DOF must make its determination regarding the enforceable obligations and the amount and funding source for each enforceable obligation listed on a ROPS no later than 45 days after the ROPS is submitted. Within five business days of the DOF's determination, the Successor Agency may request to "meet and confer" with the DOF on disputed items. The meet and confer period may vary, but an untimely submission of ROPS 15-16B may result in a meet and confer period of less than 30 days.

The County Auditor-Controller may object to the inclusion of any item on the ROPS that is not demonstrated to be an enforceable obligation and may object to the funding source proposed for any item. The County Auditor-Controller must provide notice of its objections to the DOF, the Successor Agency and the Oversight Board within 30 days of the required ROPS submission date.

Penalties for Failure to Make Timely Submission

If the Successor Agency does not submit an Oversight Board-approved ROPS by October 5, 2015, the City of Manteca will be subject to a civil penalty of \$10,000 per day for every day that the ROPS is not submitted to the DOF. The penalty is to be paid to the County Auditor-Controller for distribution to the taxing entities. If the Successor Agency does not timely submit a ROPS, creditors of the successor agency, the DOF, and affected taxing entities may request a writ of mandate to require the Successor Agency to immediately perform this duty. Additionally, if the Successor Agency does not submit a ROPS within 10 days of October 5th, the Successor Agency's administrative cost allowance for that period will be reduced by 25 percent.

If the Successor Agency fails to submit an Oversight Board-approved ROPS to the DOF within five business days of "the date upon which the ROPS is to be used to determine the amount of property tax allocations", the DOF may determine whether the County Auditor-Controller should distribute any of property tax revenues to the taxing entities, or whether any amount should be withheld for enforceable obligations pending approval of the ROPS. It is not clear what is "the date upon which the ROPS is to be used to determine the amount of property tax allocations."

Fiscal Impact:

The preparation and submittal of ROPS 15-16B is for the purpose of allowing the Successor Agency to pay its enforceable obligations for the period from January 1, 2016 through June 30, 2016.

Recognized Obligation Payment Schedule (ROPS 15-16B) - Summary

Filed for the January 1, 2016 through June 30, 2016 Period

Name of Successor Agency: Manteca
Name of County: San Joaquin

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):		\$ 59,476
B	Bond Proceeds Funding (ROPS Detail)	-
C	Reserve Balance Funding (ROPS Detail)	-
D	Other Funding (ROPS Detail)	59,476
E Enforceable Obligations Funded with RPTTF Funding (F+G):		\$ 9,187,573
F	Non-Administrative Costs (ROPS Detail)	9,010,668
G	Administrative Costs (ROPS Detail)	176,905
H Total Current Period Enforceable Obligations (A+E):		\$ 9,247,049

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I	Enforceable Obligations funded with RPTTF (E):	9,187,573
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	(781,936)
K Adjusted Current Period RPTTF Requested Funding (I-J)		\$ 8,405,637

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L	Enforceable Obligations funded with RPTTF (E):	9,187,573
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N Adjusted Current Period RPTTF Requested Funding (L-M)		9,187,573

Certification of Oversight Board Chairman:
Pursuant to Section 34177 (m) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named agency.

Name	Title
/s/ _____	
Signature	Date

Manteca Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail
 January 1, 2016 through June 30, 2016
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
								\$ 322,711,032		\$ -	\$ -	\$ 59,476	\$ 9,010,668	\$ 176,905	\$ 9,247,049
1	2002 Tax Allocation Revenue Bonds	Bonds Issued On or Before 12/31/10	9/12/2002	10/1/2032	US Bank Trust	Bond issue to fund non-housing	Merged - Area 1&2	35,258,400	N			59,476	511,444		\$ 570,920
2	2004 Merged Area Tax Housing Set Aside Allocation Refund Bonds	Bonds Issued On or Before 12/31/10	11/30/2004	10/1/2034	US Bank Trust	Bond issue to fund housing projects. Interest due October & April. Principal due October	Merged - Area 1&2	6,722,550	N				103,318		\$ 103,318
3	2004 Housing Trustee Fees	Fees	11/30/2004	10/1/2034	US Bank Trust	Trustee Fees	Merged - Area 1&2	2,950	N				2,950		\$ 2,950
4	2004 Merged Area Tax Allocation Refund Bonds	Bonds Issued On or Before 12/31/10	11/30/2004	10/1/2036	US Bank Trust	Bond issue to fund housing projects. Interest due October & April. Principal due October	Merged - Area 1&2	36,168,160	N				495,693		\$ 495,693
5	2004 Trustee Fees	Fees	11/30/2004	10/1/2036	US Bank Trust	Trustee Fees	Merged - Area 1&2	1,655	N				1,655		\$ 1,655
7	2005 Amended Project Area Variable Rate Refunding Bonds	Bonds Issued On or Before 12/31/10	12/13/2005	10/1/2042	US Bank Trust/Piper Jaffray	SWAP Payment	Merged - Area 1&2	1,550,000	N				775,000		\$ 775,000
10	2005 Amended Project Area Variable Rate Refunding Bonds	Fees	4/1/2013	5/13/2016	State Street Bank	Letter of Credit Commitment Fees	Merged - Area 1&2	1,100,000	N				550,000		\$ 550,000
11	2005 Amended Project Area Variable Rate Refunding Bonds	Fees	12/13/2005	10/1/2043	Us Bank Trust/Piper Jaffray	Remarketing Fee	Merged - Area 1&2	60,000	N				30,000		\$ 30,000
12	2005 Amended Project Area Variable Rate Refunding Bonds	Bonds Issued On or Before 12/31/10	12/13/2005	10/1/2042	US Bank Trust	Principal	Merged - Area 1&2	46,570,000	N						\$ -
13	2005 Amended Project Area Variable Rate Refunding Bonds	Fees	12/13/2005	10/1/2042	US Bank Trust	Annual Trustee Fees	Merged - Area 1&2	5,900	N				5,900		\$ 5,900
14	2006 Amended Merged Project Area Subordinate Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	12/14/2006	10/1/2042	US Bank Trust	Bonds issue to fund non-housing projects. Interest due October & April. Principal due October	Merged - Area 1&2	33,726,166	N				438,546		\$ 438,546
15	2006 Amended Merged Project Area Subordinate Tax Allocation Bonds	Fees	12/14/2006	10/1/2042	US Bank Trust	Annual Trustee Fees	Merged - Area 1&2	1,655	N				1,655		\$ 1,655
16	Parking Lot Lease	Miscellaneous	3/1/2011	3/1/2021	Sephos Trust	Lease property for 10 years	Merged - Area 1&2	60,000	N						\$ -
17	Parking Lot Lease	Miscellaneous	10/16/2006	10/5/2016	FESM	230 & 252 N. Main Street Lease	Merged - Area 1&2	10,224	N				10,224		\$ 10,224
18	Mosquito Abatement Assessment	Property Maintenance	1/1/2015	6/30/2014	San Joaquin County Mosquito & Vector Control District	Mosquito abatement assessment for RDA Properties	Merged - Area 1&2	50	N						\$ -
19	Property tax on RDA properties	Property Maintenance	1/1/2015	6/30/2014	Shabbir Kahn	Annual RD 17 property tax on RDA Properties	Merged - Area 1&2	1,100	N				1,100		\$ 1,100
20	Utilities on RDA properties	Property Maintenance	1/1/2015	6/30/2014	PG&E	PG&E bill for Property owned by RDA	Merged - Area 1&2	3,600	N				3,600		\$ 3,600
21	Supplemental Retirement Benefits	Unfunded Liabilities	1/1/2015	6/30/2014	PARS	Supplemental retirement for prior Executive Director	Merged - Area 1&2	8,850	N				8,850		\$ 8,850
22	Retiree Health Benefits	Unfunded Liabilities	1/1/2015	6/30/2014	PERS/Mid America	Retiree Health Benefits former employees	Merged - Area 1&2	8,156	N				8,156		\$ 8,156
27	Administrative Allowance	Admin Costs	1/1/2015	6/30/2014	City of Manteca	SA Administrative Expenses as approved by OB	Merged - Area 1&2	273,740	N					176,905	\$ 176,905
30	Courts Project	Improvement/Infrastructure	11/1/2013	12/31/2016	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged - Area 1&2		Y						\$ -
31	South Area Regional Infrastructure	Improvement/Infrastructure	11/1/2013	12/31/2016	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged - Area 1&2		Y						\$ -
32	McKinley/120 Interchange	Improvement/Infrastructure	11/1/2013	6/30/2017	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged - Area 1&2		Y						\$ -
33	Union Road Bridge Widening	Improvement/Infrastructure	11/1/2013	12/31/2016	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged - Area 1&2		Y						\$ -
37	Community Center	Improvement/Infrastructure	11/1/2013	12/31/2015	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged - Area 1&2		Y						\$ -
38	2002 Trustee Fees	Fees	9/12/2002	10/1/2032	US Bank Trust	Trustee Fees for 2002 Bond Issue	Merged - Area 1&2		N						\$ -
39	Parking Lot Lease	Miscellaneous	2/1/2004	1/31/2013	MRPS	133 N. Grant Ave	Merged - Area 1&2		N						\$ -
40	Parking Lot Lease	Miscellaneous	2/1/2004	1/31/2013	MRPS	114 N. Grant Ave	Merged - Area 1&2		Y						\$ -

Manteca Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail
 January 1, 2016 through June 30, 2016
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
41	Parking Lot Lease	Miscellaneous	7/1/2006	10/7/2012	Nadean Costa and Bonnie Galas	173 E. Yosemite Ave	Merged - Area 1&2		Y						\$ -
43	Low/Mod Affordable Housing Development	OPA/DDA/Construction	1/1/2014	10/1/2034	City of Manteca	Anticipated use of housing bond proceeds for development of affordable housing projects. Implementing contracts to be awarded.	Merged - Area 1&2		Y						\$ -
44	Low/Mod Down payment Assistance Grants	Miscellaneous	1/1/2014	10/1/2034	City of Manteca	Anticipated use of housing bond proceeds to provided down payment assistance to qualified buyers. Recipients to be identified as they qualify and secure housing.	Merged - Area 1&2		Y						\$ -
45	Courts Project	Improvement/Infrastructure	11/1/2013	12/31/2016	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged - Area 1&2		Y						\$ -
46	South Area Regional Infrastructure	Improvement/Infrastructure	11/1/2013	12/31/2016	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged - Area 1&2		Y						\$ -
47	McKinley/120 Interchange	Improvement/Infrastructure	11/1/2013	6/30/2017	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged - Area 1&2		Y						\$ -
48	Union Road Bridge Widening	Improvement/Infrastructure	11/1/2013	12/31/2016	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged - Area 1&2		Y						\$ -
49	Access Rd Milo Candini	Improvement/Infrastructure	11/1/2013	6/30/2015	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged - Area 1&2		Y						\$ -
50	Property Acquisition	Improvement/Infrastructure	11/1/2013	1/1/2014	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged - Area 1&2		Y						\$ -
51	Community Park Improvements	Improvement/Infrastructure	11/1/2013	6/30/2015	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged - Area 1&2		Y						\$ -
52	Community Center	Improvement/Infrastructure	11/1/2013	12/31/2015	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged - Area 1&2		Y						\$ -
53	2002 Tax Allocation Revenue Bonds	Reserves	9/12/2002	10/1/2032	US Bank Trust	Bond issue to fund non-housing projects. Interest due October & April. Principal due October	Merged - Area 1&2	35,258,400	N				1,312,420		\$ 1,312,420
54	2004 Merged Area Tax Housing Set Aside Allocation Refund Bonds	Reserves	11/30/2004	10/1/2034	US Bank Trust	Bond issue to fund housing projects. Interest due October & April. Principal due October	Merged - Area 1&2	6,722,550	N				253,318		\$ 253,318
55	2004 Merged Area Tax Allocation Refund Bonds	Reserves	11/30/2004	10/1/2036	US Bank Trust	Bond issue to fund housing projects. Interest due October & April. Principal due October	Merged - Area 1&2	36,168,160	N				805,693		\$ 805,693
56	2005 Amended Project Area Variable Rate Refunding Bonds	Reserves	12/13/2005	10/1/2042	US Bank Trust/Piper Jaffray	SWAP Payment	Merged - Area 1&2	1,550,000	N				775,000		\$ 775,000
57	2005 Amended Project Area Variable Rate Refunding Bonds	Reserves	4/1/2013	5/13/2016	State Street Bank	Letter of Credit Commitment Fees	Merged - Area 1&2	1,100,000	N				550,000		\$ 550,000
58	2005 Amended Project Area Variable Rate Refunding Bonds	Reserves	12/13/2005	10/1/2042	US Bank Trust	Principal	Merged - Area 1&2	46,570,000	N				1,355,000		\$ 1,355,000
59	2006 Amended Merged Project Area Subordinate Tax Allocation Bonds	Reserves	12/14/2006	10/1/2042	US Bank Trust	Bonds issue to fund non-housing projects. Interest due October & April. Principal due October	Merged - Area 1&2	33,726,166	N				958,546		\$ 958,546
62	Security for former RDA building	Property Maintenance	7/1/2013	6/30/2014	Bay Alarm	Alarm system for former RDA property.	Merged - Area 1&2	2,600	N				2,600		\$ 2,600
63	Roof repair - RDA Property	Property Maintenance	6/30/2007	12/31/2015	City of Manteca	Insurance deductible for roof and damages repair on former RDA property.	Merged - Area 1&2		Y						\$ -
65	Weed Control - RDA Property	Property Maintenance	1/1/2015	6/30/2015	TBD	Weed abatement/control on vacant RDA land	Merged - Area 1&2	5,000	N				5,000		\$ 5,000
66	Consolidated Bond Funding Agreement	Improvement/Infrastructure	2/1/2015	12/31/2013	City of Manteca	Projects as defined in 2005/2006 Bond Tax Certificates	Merged - Area 1&2		N						\$ -

Manteca Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail
 January 1, 2016 through June 30, 2016
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
67	Roof Replacement - RDA Property	Property Maintenance	7/1/2015	12/31/2015	TBD	Roof replacement on former RDA property	Merged - Area 1&2		Y						\$ -
68	Letter of Credit Renewal	Fees	4/1/2016	6/30/2016	TBD	Required LOC renewal for 2005 Bonds	Merged - Area 1&2	15,000	N				15,000		\$ 15,000
69	2005 Amended Project Area Variable Rate Refunding Bonds	Reserves	12/13/2005	10/1/2043	Us Bank Trust/Piper Jaffray	Remarketing Fee	Merged - Area 1&2	60,000	N				30,000		\$ 30,000
70									N						\$ -

**Manteca Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Cash Balances
(Report Amounts in Whole Dollars)**

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see [Cash Balance Tips Sheet](#)

A	B	C	D	E	F	G	H	I	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information by ROPS Period	Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, Grants, Interest, Etc.	Non-Admin and Admin	Comments	
ROPS 14-15B Actuals (01/01/15 - 06/30/15)									
1	Beginning Available Cash Balance (Actual 01/01/15)	43,990,733		5,496,780					
2	Revenue/Income (Actual 06/30/15) RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during January 2015	73,618					4,136,503		
3	Expenditures for ROPS 14-15B Enforceable Obligations (Actual 06/30/15) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q	4,149,272		54,900			3,406,637		
4	Retention of Available Cash Balance (Actual 06/30/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)								
5	ROPS 14-15B RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 14-15B PPA in the Report of PPA, Column S	No entry required						781,936	2006 P&I
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ 39,915,079	\$ -	\$ 5,441,880	\$ -	\$ -	\$ (52,070)		
ROPS 15-16A Estimate (07/01/15 - 12/31/15)									
7	Beginning Available Cash Balance (Actual 07/01/15) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ 39,915,079	\$ -	\$ 5,441,880	\$ -	\$ -	\$ 729,866		
8	Revenue/Income (Estimate 12/31/15) RPTTF amounts should tie to the ROPS 15-16A distribution from the County Auditor-Controller during June 2015	58,820					839,389		
9	Expenditures for ROPS 15-16A Enforceable Obligations (Estimate 12/31/15)	29,730,820		5,372,561			852,324		
10	Retention of Available Cash Balance (Estimate 12/31/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	10,243,079							
11	Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)	\$ -	\$ -	\$ 69,319	\$ -	\$ -	\$ 716,931		

Manteca Recognized Obligation Payment Schedule (ROPS 15-16B) - Notes
January 1, 2016 through June 30, 2016

Item #	Notes/Comments
53-59; 69	RPTTF requested for debt service requirements due from July 1, 2016 - December 31, 2016. Per H&S Code Section 34171(d)(1)(A)-A a reserve may be held when required by the bond indenture or when the next property tax allocation will be insufficient to pay all obligations due under the provisions of the bond for the next payment due in the following half of the calendar year.
68	The Agency's current Letter of Credit expires in April 2016. In order to meet bond requirements, a new Letter of Credit will need to be approved. Legal costs will be incurred as part of the process. Requested amount is based on costs from the prior LOC approval process in April 2013.

Agenda Item No. A.04

OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY

To: Members of the Oversight Board

From: Suzanne Mallory, Finance Director

Date: September 9, 2015

Subject: Manteca Redevelopment Agency Asset Transfer Review

Recommendation:

Receive report on the Manteca Redevelopment Agency Asset Transfer Review

Background:

At the Oversight Board's February 24, 2015 meeting Chairman Quaresma asked staff to provide additional information regarding the Manteca Redevelopment Asset Transfer Review. Pursuant to California Health and Safety Code 34167.5, the State Controller's Office (SCO) was required to review all asset transfer made by the Manteca Redevelopment Agency (RDA) to the City of Manteca or any other public agency after January 1, 2011. The period of time from January 1, 2011 through January 31, 2012 has been termed the "clawback period." This is the period of time in which the Legislature began considering the elimination of redevelopment agencies and the California Supreme Court upholding the constitutionality of AB1X 26. Assets transferred during this time period are deemed not to be in conformance with the Community Redevelopment Law and are required to be returned as assets to the Successor Agency of the Manteca Redevelopment Agency from proper disposal.

The SCO conducted its Asset Transfer Review in September 2014. The final Review Report detailing its findings was issued on February 18, 2015. The SCO review found the RDA had unallowable transfers totaling \$58,959,477 after January 1, 2011. The transfers included \$43,670,205

in bond proceeds. However, as of December 31, 2012 the City had returned assets totaling \$58,500,000 to the Successor Agency comprised of cash and bond proceeds. The cash was forwarded to the County as part of the Agency's Other Fund A (OFA) balance and has been distributed to the all Affected Taxing Entities (ATE's). The use of the bond proceeds has been approved by the Oversight Board and the State Department of Finance (DOF). With the DOF's approval of ROPS 15-16A, all bond proceeds have been transferred back to the City for approved uses.

The remaining \$459,477 deemed as an "unallowable transfer" is related to the property that was purchased by the Redevelopment Agency to be used for the City's transit center. This property transfer has subsequently been reviewed by the DOF as part of the Long Range Property Management Plan (LRPMP) and has been deemed a City asset. With the final approval of the LRPMP, all transfer made by the former Manteca Redevelopment Agency will be in compliance with AB1X 26 and all subsequent legislation.

Fiscal Impact:

There is no direct fiscal impact resulting from the issuance of the Manteca Redevelopment Agency Asset Transfer Review Report.



BETTY T. YEE
California State Controller

February 18, 2015

Karen McLaughlin, City Manager
Manteca Redevelopment Successor Agency
1001 West Center Street, Suite B
Manteca, CA 95337

Dear Ms. McLaughlin:

Pursuant to Health and Safety Code section 34167.5, the State Controller's Office (SCO) reviewed all asset transfers made by the Manteca Redevelopment Agency (RDA) to the City of Manteca (City) or any other public agency after January 1, 2011. This statutory provision states, "The Legislature hereby finds that a transfer of assets by a redevelopment agency during the period covered in this section is deemed not to be in furtherance of the Community Redevelopment Law and is thereby unauthorized." Therefore, our review included an assessment of whether each asset transfer was allowable and whether the asset should be turned over to the Successor Agency.

Our review applied to all assets including, but not limited to, real and personal property, cash funds, accounts receivable, deeds of trust and mortgages, contract rights, and rights to payment of any kind. We also reviewed and determined whether any unallowable transfers to the City or any other public agency have been reversed.

Our review found that the RDA transferred \$102,672,991 in assets after January 1, 2011, including unallowable transfers to the City totaling \$58,959,477, or 57.42% of transferred assets.

However, on June 30, 2012, the City turned over \$14,829,795 in cash to the Successor Agency. Also, on December 31, 2012, the City turned over \$43,670,205 in bond proceeds to the Successor Agency. Therefore, the remaining \$459,477 in unallowable transfers must be turned over to the Successor Agency.

If you have any questions, please contact Elizabeth González, Chief, Local Government Compliance Bureau, by telephone at (916) 324-0622 or by email at egonzalez@sco.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Jeffrey V. Brownfield".

JEFFREY V. BROWNFIELD, CPA
Chief, Division of Audits

JVB/sk

cc: Jerome Wilverding, Auditor-Controller
San Joaquin County
Daryll Quaresma, Oversight Board Chair
Manteca Redevelopment Successor Agency
Suzanne Mallory, Finance Director
City of Manteca
David Botelho, Program Budget Manager
California Department of Finance
Richard J. Chivaro, Chief Legal Counsel
State Controller's Office
Elizabeth González, Bureau Chief
Division of Audits, State Controller's Office
Scott Freesmeier, Audit Manager
Division of Audits, State Controller's Office
Nicole Baker, Auditor-in-Charge
Division of Audits, State Controller's Office

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Asset Transfer Review Report

Summary

The State Controller's Office (SCO) reviewed the asset transfers made by the Manteca Redevelopment Agency (RDA) after January 1, 2011. Our review included, but was not limited to, real and personal property, cash funds, accounts receivable, deeds of trust and mortgages, contract rights, and rights to payments of any kind from any source.

Our review found that the RDA transferred \$102,672,991 in assets after January 1, 2011, including unallowable transfers to the City of Manteca (City) totaling \$58,959,477, or 57.42% of transferred assets.

However, on June 30, 2012, the City turned over \$14,829,795 in cash to the Successor Agency. Also, on December 31, 2012, the City turned over \$43,670,205 in bond proceeds to the Successor Agency. Therefore, the remaining \$459,477 in unallowable transfers must be turned over to the Successor Agency.

Background

In January of 2011, the Governor of the State of California proposed statewide elimination of redevelopment agencies (RDAs) beginning with the fiscal year (FY) 2011-12 State budget. The Governor's proposal was incorporated into Assembly Bill 26 (ABX1 26, Chapter 5, Statutes of 2011, First Extraordinary Session), which was passed by the Legislature, and signed into law by the Governor on June 28, 2011.

ABX1 26 prohibited RDAs from engaging in new business, established mechanisms and timelines for dissolution of the RDAs, and created RDA successor agencies and oversight boards to oversee dissolution of the RDAs and redistribution of RDA assets.

A California Supreme Court decision on December 28, 2011 (*California Redevelopment Association et al. v. Matosantos*), upheld ABX1 26 and the Legislature's constitutional authority to dissolve the RDAs.

ABX1 26 was codified in the Health and Safety (H&S) Code beginning with section 34161.

H&S Code section 34167.5 states in part, "... the Controller shall review the activities of redevelopment agencies in the state to determine whether an asset transfer has occurred after January 1, 2011, between the city or county, or city and county that created a redevelopment agency or any other public agency, and the redevelopment agency."

The SCO identified asset transfers that occurred after January 1, 2011, between the RDA, the City and/or any other public agency. By law, the SCO is required to order that such assets, except those that already had been committed to a third party prior to June 28, 2011, the effective date of ABX1 26, be turned over to the Successor Agency. In addition, the SCO may file a legal action to ensure compliance with this order.

Objective, Scope, and Methodology

Our review objective was to determine whether asset transfers that occurred after January 1, 2011, and the date upon which the RDA ceased to operate, or January 31, 2012, whichever was earlier, between the city or county, or city and county that created an RDA or any other public agency, and the RDA, were appropriate.

We performed the following procedures:

- Interviewed Successor Agency personnel to gain an understanding of the Successor Agency's operations and procedures.
- Reviewed meeting minutes, resolutions, and ordinances of the City, the RDA, the Successor Agency, and the Oversight Board.
- Reviewed accounting records relating to the recording of assets.
- Verified the accuracy of the Asset Transfer Assessment Form. This form was sent to all former RDAs to provide a list of all assets transferred between January 1, 2011, and January 31, 2012.
- Reviewed applicable financial reports to verify assets (capital, cash, property, etc.).

Conclusion

Our review found that the Manteca Redevelopment Agency transferred \$102,672,991 in assets after January 1, 2011, including unallowable transfers to the City of Manteca (City) totaling \$58,959,477, or 57.42% of transferred assets.

However, on June 30, 2012, the City turned over \$14,829,795 in cash to the Successor Agency. Also, on December 31, 2012, the City turned over \$43,670,205 in bond proceeds to the Successor Agency. Therefore, the remaining \$459,477 in unallowable transfers must be turned over to the Successor Agency.

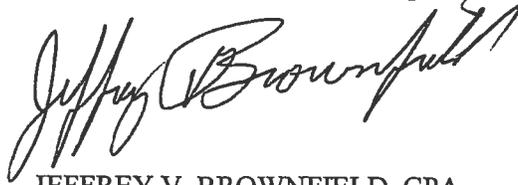
Details of our findings are described in the Findings and Orders of the Controller section of this report.

Views of Responsible Officials

We issued a draft review report on October 30, 2014. Karen McLaughlin, City Manager, responded by letter dated November 7, 2014. The City's response is included in this final review report as an attachment.

Restricted Use

This report is solely for the information and use of the City of Manteca, the Successor Agency, the Oversight Board, and the SCO; it is not intended to be and should not be used by anyone other than these specified parties. This restriction is not intended to limit distribution of this report, which is a matter of public record when issued final.



JEFFREY V. BROWNFIELD, CPA
Chief, Division of Audits

February 18, 2015

Finding and Order of the Controller

FINDING— Unallowable asset transfers to the City of Manteca

The Manteca Redevelopment Agency (RDA) made unallowable asset transfers totaling \$58,959,477 to the City of Manteca (City). The transfers occurred after January 1, 2011, and the assets were not contractually committed to a third party prior to June 28, 2011.

Unallowable asset transfers were as follows:

- On March 7, 2011, the RDA made an unallowable transfer of \$14,829,795 in cash to the City.
- On March 7, 2011, the RDA made an unallowable transfer of \$43,670,205 in bond proceeds to the City.
- On March 7, 2011, the RDA made an unallowable transfer of \$459,477 in property to the City.

Pursuant to Health and Safety (H&S) Code section 34167.5, the RDA may not transfer assets to a city, county, city and county, or any other public agency after January 1, 2011. The assets must be turned over to the Successor Agency for disposition in accordance with H&S Code section 34177(d) and (e).

Order of the Controller

Pursuant to H&S Code Section 34167.5, the City is ordered to reverse the transfer of assets totaling \$58,959,477, and turn them over to the Successor Agency. However, on June 30, 2012 the City turned over \$14,829,795 in cash to the Successor Agency, and on December 31, 2012 the City turned over \$43,670,205 in bond proceeds to the Successor Agency. Therefore, the remaining amount of \$459,477 must be turned over to the Successor Agency.

City's Response to Draft

The City states that the property in question is City property. Furthermore, subsequent to the SCO asset transfer review, the California Department of Finance (DOF) instructed the Successor Agency to amend its Long-Range Property Management Plan (LRPMP) and remove Parcel No. 8, as the DOF recognized that this property is owned by the City.

See Attachment for the City's complete response.

SCO's Comment

The property in question became City-owned property as a result of an unallowable transfer by the RDA to the City on March 7, 2011, per RDA Resolution No. 2011-07R. The property must be turned over to the Successor Agency for proper disposition on the LRPMP.

The finding and Order of the Controller remain as stated.

**Schedule 1—
Unallowable Asset Transfers to
the City of Manteca
January 1, 2011, through January 31, 2012**

Cash transferred to the City on March 7, 2011	\$ 14,829,795
Bond Proceeds transferred to the City on March 7, 2011	43,670,205
Properties transferred on March 7, 2011 (APN: 221-030-21, 221-020-28, 221-020-24) ¹	459,477
Total Unallowable Asset Transfers to the City of Manteca	58,959,477
Cash turned over to the Successor Agency on June 30, 2012	(14,829,795)
Bond Proceeds turned over to the Successor Agency on December 31, 2012	(43,670,205)
The amount subject to Health and Safety Code section 34167.5	\$ 459,477

¹ Note: APN's were subsequently consolidated into other APN's.

**Attachment—
Auditee's Response to
Draft Review Report**



CITY OF MANTECA

ADMINISTRATION

November 7, 2014

Ms. Elizabeth Gonzalez
Chief, Local Government Compliance Bureau
State Controller's Office
Division of Audits
P.O. Box 942850
Sacramento, CA 94250-5874

RE: Manteca Redevelopment Agency Asset Transfer Review – Draft Report

Dear Ms. Gonzalez:

The following information regarding the above-referenced draft report is being submitted for your consideration. The \$459,477 listed as an unallowable transfer is associated with real property that has been included in the Successor Agency's Long-Range Property Management Plan (LRPMP), identified as Parcel No. 8. The LRPMP was submitted to the California Department of Finance (DOF) on November 19, 2013 and is currently under review.

On September 30, 2014, subsequent to the Manteca Redevelopment Agency Asset Transfer Review, the Agency was informed by the DOF to amend the Agency's LRPMP. As part of the amendment, the Agency was advised to remove Parcel No. 8 from the LRPMP, as the DOF is recognizing this property as being owned by the City of Manteca. The draft Amended Long-Range Property Management Plan has been submitted to the DOF for final review and comment. Once approval has been received by the DOF, the amended document will be presented to the Successor Agency and the Oversight Board for final approval.

As the Agency has been instructed by the DOF to amend the LRPMP to indicate that the property in question (APN No. 221-030-25) is a City asset, we respectfully request the Draft Report be amended or annotated to indicate that the listed property has been deemed City property, and does not need to be turned over to the Successor Agency as part of the Asset Transfer Review.

Correspondence received from the DOF regarding the LRPMP amendment has been included for your reference.

1001 W. CENTER ST. • MANTECA, CA 95337 • (209) 456-8050 • FAX (209) 923-8960
www.ci.manteca.ca.us

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If you have any questions, please feel free to contact me by telephone at (209) 456-8062 or email at kmclaughlin@ci.manteca.ca.us, or Suzanne Mallory by telephone at (209) 456-8765 or email at smallory@ci.manteca.ca.us.

Sincerely,



KAREN L. McLAUGHLIN
City Manager

Enclosures

- c: Suzanne Mallory, Finance Director, City of Manteca
Jeffrey V. Brownfield, CPA, Chief, Division of Audits,
State Controller's Office
Richard J. Chivaro, Chief Legal Counsel, State Controller's Office
Scott Freesmeier, Audit Manager, Division of Audits,
State Controller's Office
/ Nicole Baker, Auditor-in-Charge, Division of Audits,
State Controller's Office

McLaughlin, Karen

From: Small, Don
Sent: Thursday, October 02, 2014 1:40 PM
To: Lamorena, Medy
Cc: Mallory, Suzanne; Griffe, Wendy; Morgan, Seymour
Subject: RE: Manteca - LRPMP

Hello Medy,

Many thanks for your email and summary of our recent conference call pertaining to the Manteca LRPMP. I am working on making the requested revisions to the document, and will send it to you and Seymour for preview and final comment, prior to proceeding with submitting to our Successor Agency and Oversight Board for approval of the amended version.

Many thanks for your prompt response to my questions and request for a conference call. We look forward to bringing closure to the Manteca LRPMP very soon.

Best Regards,

Don Small

From: Lamorena, Medy [Medy.Lamorena@dof.ca.gov]
Sent: Thursday, October 02, 2014 12:41 PM
To: Small, Don
Cc: Mallory, Suzanne; Griffe, Wendy; Morgan, Seymour
Subject: Manteca - LRPMP

Good Afternoon Don,

As discussed on Tuesday, 9/30/14, here's a brief summary of the revisions that the Agency will be addressing in the amended LRPMP:

1. Parcel Nos. 1, 2, and 3 (APN: 241-310-22; 221-050-14; and 221-190-36) – The stated permissible use of these properties: Sale of Property; however, the intended use of sale proceeds need to be included in the LRPMP to comply with HSC section 34191.5 (c) (2) (B). As you have mentioned, the Agency is planning to get Parcel Nos. 1 and 2 re-appraised.
2. Parcel No. 3 (APN 221-190-36) – The stated permissible use: Sale of Property; however, the permissible use detail also stated that the property will be leased at a discounted rate. Leasing the property is not a permissible use pursuant to HSC section 34191.5 (c) (2).
3. Parcel No. 5 (APN 221-020-35) – The stated permissible use: Governmental Use. The Agency will amend this to "Sale of Property" and comply with HSC section 34191.5 (c) (2) (B).
4. Parcel Nos. 4, 6, and 8 (APN: 221-040-61; 241-300-06; and 221-030-25) – Agency will amend the LRPMP to remove these properties as these are owned by the City of Manteca. Please provide a copy of the grant deed verifying ownership of these properties.

Once you have a draft of the Amended LRPMP, please feel free to send it to me and Seymour prior to submitting it to your Oversight Board for final approval.

In addition, I have included the information below as a reference:

Permissible Use Key (HSC section 34191.5 (c) (2))

1. **Governmental Use** - The transfer of those assets that were constructed and used for governmental purposes, such as roads, school buildings, parks, police and fire stations, libraries, and local administrative buildings, to the proper public jurisdiction (HSC section 34180 (a)).
 - If a property is going to be developed into a governmental use property in the future (i.e. the use of the property after development will qualify as Governmental Use), the property may qualify and be eligible for transfer as Governmental Use.
2. **Future Development** – The transfer of property to the sponsoring entity for those properties to be used pursuant to a project identified in an approved Redevelopment Plan, Community Plan, or Five-Year Implementation Plan. This permissible use requires that the sponsoring entity and the other taxing entities enter into a compensation agreement, pursuant to HSC section 34180 (f). Therefore, the LRPMP must at least mention the *intent* for the sponsoring entity (in this case the City) to enter into a compensation agreement with the other taxing entities (i.e. Finance does not require an executed compensation agreement for the approval of a LRPMP, as long as there is language expressing the intent). Please read HSC section 34180 (f) for more information.
3. **Sale of Property** – Self-explanatory. Per HSC section 34191.5 (c) (2) (B), the LRPMP must address the use of sale proceeds as (1) to fulfill an enforceable obligation(s) or (2) to be distributed as property tax to the taxing entities (a combination of both is allowable).
4. **Fulfill an Enforceable Obligation** - Continued use (retention) or disposition of a property as mandated by an existing enforceable obligation. In cases of retention until an enforceable obligation expires, a secondary permissible use must be addressed in the LRPMP.

Thank you and please let me know if you have any questions or if I missed anything from our discussion.

Medy Lamorena

Department of Finance

Phone: (916) 445-1546 ext. 3724

E-mail: Medy.Lamorena@dof.ca.gov

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Agenda Item No. A.05

OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY

To: Members of the Oversight Board

From: Karen L. McLaughlin, Executive Director

Date: September 22, 2015

Subject: Approval and Transmittal of the Second Revised “Final”
Long-Range Property Management Plan in Accordance with
Health and Safety Code Section 34191.5

Recommendation:

Adopt the attached resolution pursuant to Health and Safety Code Section 34191.5, (i) approving the Second Revised “Final” Long-Range Property Management Plan (the “LRPMP”) attached as Exhibit A to the resolution, (ii) finding that approval of the LRPMP is not a project pursuant to the California Environmental Quality Act, and (iii) directing the transmittal of the resolution to the Department of Finance.

Background:

Pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court’s decision in California Redevelopment Association, et al. v. Ana Matosantos, et al. (53 Cal.4th 231(2011)), on February 1, 2012, all real properties of the former Manteca Redevelopment Agency (the “Agency”) transferred to the control of the Successor Agency to the Agency by operation of law.

Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long-range property management plan (the “LRPMP”) that addresses the disposition and use of the real properties of the former Agency. The LRPMP must be submitted to the Oversight Board and the Department of Finance (the “DOF”) for approval no later

than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7. The DOF issued a finding of completion to the Successor Agency on May 31, 2013.

In November 2013, the original LRPMP was approved by the Successor Agency and Oversight Board. That plan included an inventory of the real properties of the former Agency, and provided specified information, if applicable, about each of the properties, including, among other things, the date of acquisition, the value on the date of acquisition, the estimated current value, and a history of previous development proposals. Permissible uses of the properties include the retention of the property for governmental use pursuant to Health and Safety Code Section 34181(a), the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation.

On February 24, 2015 the Oversight Board adopted a resolution approving the “Revised” Long-Range Property Management Plan, based upon comments and requests for clarification from DOF. Subsequent to that adoption, DOF requested additional modifications to the plan, resulting in the attached Second Revised “Final” Long-Range Property Management Plan.

The changes in the Final LRPMP reflect the following clarifications requested by DOF:

Parcel No. 6: DOF requested additional documentation connecting this property to the proposed extension of Milo Candini Drive, from its existing terminus to Yosemite Avenue. Staff has included in the Final plan a schematic showing this proposed draft alignment.

Parcel No. 8: This parcel includes the site of the Manteca Transit Center. This was one of four parcels acquired by the Manteca Redevelopment Agency in 2008 and 2010. The parcels were assembled into one parcel with the intent of conveying the property to the City for development of a multimodal transit center, in compliance with grant terms. DOF staff originally indicated this parcel could be removed from the Revised LRPMP; however, after subsequent review by different staff at DOF, the State is now requesting this property be included in the Final LRPMP. Staff has noted that the parcel is owned by a different governmental agency (the City). DOF staff indicates the inclusion of the property simply establishes consistency with the State Controller’s Asset Transfer Review, adding they “do not see an issue with the permissible use addressed in the Agency’s original LRPMP for Parcel No. 8 (i.e., Governmental use).”

This Final LRPMP reflects all clarifications requested by DOF, and DOF is recommending it be forwarded to the Successor Agency and Oversight Board for approval. The Final plan will then be submitted to the DOF for final approval.

The Final plan identifies seven properties that were formerly owned by the Manteca Redevelopment Agency, and now controlled by the Successor Agency. Four are proposed to be sold, and four retained for governmental use. They are described as follows:

Properties proposed to be sold:

- 1115 S. Airport Way: 3.1 acres of vacant land originally purchased for commercial development. The Agency plans to sell this property to a private party for development.
- 682 S. Main St.: 8.1 acres of vacant land originally purchased for development of a court facility. The Agency plans to sell this property to a private party for development.
- 555 Industrial Park Drive: 4.9 acres of developed industrial property originally purchased to be converted to a new police station. The Agency plans to sell this property to a private party for development.

Properties proposed to be conveyed to the City – Government use:

- 123 S. Grant Ave.: .5 acres of land developed as a parking lot currently used as public parking. The Agency plans to sell this property to the City of Manteca for continued use as a public parking lot.
- 2260 W. Yosemite Ave.: 1.9 acres of vacant land originally purchased for future extension of Milo Candini – a public street. The Agency plans to sell this property to the City of Manteca, which will enable the road extension to be constructed.
- 2470 Daniels St.: 4.8 acres of land developed as a storm water detention basin within Stadium Center. The Agency plans to convey this property to the City.
- 220 Moffat Blvd.: 3.28 acres of land developed as the public Manteca Transit Center. The Agency plans to finalize the conveyance of this property to the City.

On September 15, 2015, the Successor Agency adopted a resolution approving this Final LRPMP. Once the Oversight Board adopts the enabling resolution, approving this Final LRPMP, the Final plan will be

submitted to the Department of Finance for its approval. Pursuant to Health and Safety Code Section 34180(j), at the same time the Successor Agency submits the Final LRPMP to the Oversight Board, the Successor Agency shall submit the plan to the County Administrative Officer, the County Auditor-Controller and the DOF. The attached resolution approves the Final LRPMP in substantial form.

Approval of the Final LRPMP is not a project for purposes of the California Environmental Quality Act (Pub. Res. Code Section 21000 et seq.) and the CEQA Guidelines (14 Cal Code Regs 15000 et seq.) because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (CEQA Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (CEQA Guidelines Section 15061(b)(3)).

Fiscal Impact:

Upon approval of the Final LRPMP by the DOF, staff will develop a schedule for the disposition of those properties to be sold. Once sold, proceeds will be paid to the various taxing entities on a pro-rata basis.



CITY OF MANTECA

Long-Range Property Management Plan

City of Manteca as Successor Agency
to the former
Manteca Redevelopment Agency

SECOND REVISION

-FINAL -

Approved by Oversight Board on

September 22, 2015

CITY OF MANTECA
SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY
LONG-RANGE PROPERTY MANAGEMENT PLAN

INTRODUCTION

On June 27, 2012, Governor Brown signed into law Assembly Bill 1484 (AB 1484), a budget trailer bill that makes substantial changes to the redevelopment agency dissolution process implemented by Assembly Bill X1 26. One of the key components of AB 1484 is the requirement that all “Successor Agencies” develop a Long-Range Property Management Plan that governs the disposition and use of the former non-housing redevelopment agency properties. This document is the Long-Range Property Management Plan (LRPMP) for the Successor Agency to the former Manteca Redevelopment Agency (RDA).

RESOLUTION OF LONG-RANGE PROPERTY PLAN APPROVAL

Included as Exhibit A is a certified copy of the revised resolution passed by the Successor Agency to the former Manteca Redevelopment Agency approving the Long-Range Property Management Plan (LRPMP).

SUMMARY OF PROPERTIES OWNED

The former Manteca Redevelopment Agency acquired properties in an effort to revitalize blighted portions of the City. There were originally eight (8) properties or parcels owned and controlled by the Successor Agency, but one (1) of those properties has been removed from this revised LRPMP by mutual agreement of the Department of Finance and the City of Manteca. The seven (7) remaining properties can currently be broken down into two categories – *Intention to Sell* and *Government Use*.

INTENTION TO SELL

1. **1115 S. Airport Way**: This is vacant land that was originally purchased along with several land parcels which were assembled and transformed into a large retail center, known as Stadium Center. While Stadium Center did get developed, this property remains vacant. The Agency plans to sell this property to a private party for development.
2. **682 S. Main Street**: This land was originally purchased for a proposed court facility. There are currently no City plans for future development of the property. There is no permanent structure located on the property. The Agency plans to sell this property to a private party for development.
3. **555 Industrial Park Drive**: This land was originally purchased to become the site for the city’s new Police Station. There are currently no plans for future development of the property. The building located on the property is currently used for storage, and for Police and Fire training exercises. The building has deteriorated during the long vacancy period, and will need repairs or a discount in the purchase price to convey the property to a private party. The Agency plans to sell this property to a private party for development.
4. **600-800 Moffat Boulevard**: This property has been removed from this revised LRPMP by mutual agreement of the Department of Finance and the City of Manteca.

GOVERNMENT USE – WILL BE CONVEYED TO THE CITY

5. **123 S. Grant Avenue**: This parcel has been a public parking lot since the Redevelopment Agency purchased the property in 1993. It was acquired to help alleviate blight conditions and provide sufficient parking in the downtown area. There is no proposed development for this parcel, and the Agency is proposing to sell this property to the City of Manteca for continued use as a public parking lot.
6. **2260 W. Yosemite Avenue**: This narrow undeveloped vacant parcel was acquired in 2006 for the purpose of extending Milo Candini Drive to a new intersection at Yosemite Avenue, in conformity with the Circulation Element of the City's adopted General Plan. The Agency is proposing to transfer ownership of this property to the City of Manteca which will enable the road extension to be constructed, as depicted in the included exhibit.
7. **2470 Daniels Street**: This property is a storm water detention basin that is located directly behind and serves as the drainage basin for the Stadium Center shopping mall. The Agency plans to convey this property to the City. There is no revenue source for this property, thus it has no private use value.
8. **220 Moffat Boulevard**: This is a large property located in the downtown area next to the Union Pacific Railroad tracks. The three remnant parcels were abandoned by the Union Pacific Railroad company and were purchased by the RDA in 2008 and 2010. These properties were conveyed to the City in March 2011 and combined into one large parcel. This property was developed into the City's public transit station using grants from the Federal Transit Administration, State Proposition 1B, and local transportation funds. All revenue received from this public transit station must go back into the City's transit fund and be used for transit related purposes.

These properties are described in greater detail in the "Inventory" section located below, with a spreadsheet of all 7 properties, a detailed report on each property, which includes aerial photos, Resolutions for the purchase of the properties, and the Grant Deeds for the properties.



LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state “[Agency Name] Long-Range Property Management Plan”. The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **City of Manteca as Successor Agency to the former Redevelopment Agency**

Date Finding of Completion Received: May 31, 2013

Date Oversight Board Approved Revised LRPMP: September 22, 2015

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes No

For each property the plan includes the purpose for which the property was acquired.

Yes No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes No

For each property the plan includes 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.

X Yes No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

X Yes No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

X Yes No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

X Yes No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

X Yes No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

X Yes No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

Agency Contact Information

Name: Karen L. McLaughlin	Name:
Title: City Manager	Title:
Phone: (209) 456-8050	Phone:
Email: kmclaughlin@mantecagov.com	Email:
Date: September 22, 2015	Date:

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: APPROVED DENIED

APPROVED/DENIED BY: _____ DATE: _____

APPROVAL OR DENIAL LETTER PROVIDED: YES DATE AGENCY NOTIFIED: _____

INVENTORY

Section 34191.59(c)(1) of the Health and Safety Code, which was added as part of AB 1484, requires that the Long-Range Property Management Plan include an inventory of all the properties held in the Community Redevelopment Property Trust Fund. For the Manteca Successor Agency, this includes the seven (7) parcels referenced in the prior section. As per the statute, each of these properties is described below in the Long-Range Property Management Plan Spreadsheet, along with a detailed report on each property, which includes aerial photos, Resolutions for the purchase of the properties, and the Grant Deeds for the properties.

**PROPERTIES TO BE SOLD
TO
PRIVATE DEVELOPER**

PARCEL #1: 1115 S. AIRPORT WAY

PARCEL INFORMATION

Address: 1115 S. Airport Way
APN: 241-310-22
Acquisition Date: June 2, 2004
Current Zoning: CG – General Commercial
Property Type: Vacant Lot/Land
Lot Size: 3.1 Acre
Purpose of Acquisition: This property was purchased as part of a group of parcels that were assembled and sold to a developer for a retail shopping center. This site was left undeveloped for future expansion of the center.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of Property
Permissible Use Detail: This property will be put up for auction and sold to a private developer. Net proceeds from the sale will be distributed proportionally to the entitled taxing entities in conformity with HSC section 34191.5 (c)(2)(B). Ordinary and conventional seller's costs associated with the real estate transaction will be deducted from the proceeds, along with the cost of an appraisal, prior to distribution of the remaining net proceeds.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: Purchased as part of a number of land parcels that were then further subdivided for development. The pro rata value of this property at the time of purchase was \$534,743.

Estimated Current Value: \$1,239,630

Value Basis: Estimated current value based on appraisal done for another city-owned property on Daniels Street, conducted in 2012 (included in the appendix). Successor Agency proposes to conduct a new appraisal for this property prior to sale.

Date of Estimated Current Value: September 29, 2012

Proposed Sale Value: To be auctioned at an estimated sale price of \$1,239,630 (proposed sale price subject to a new appraisal to be completed prior to sale).

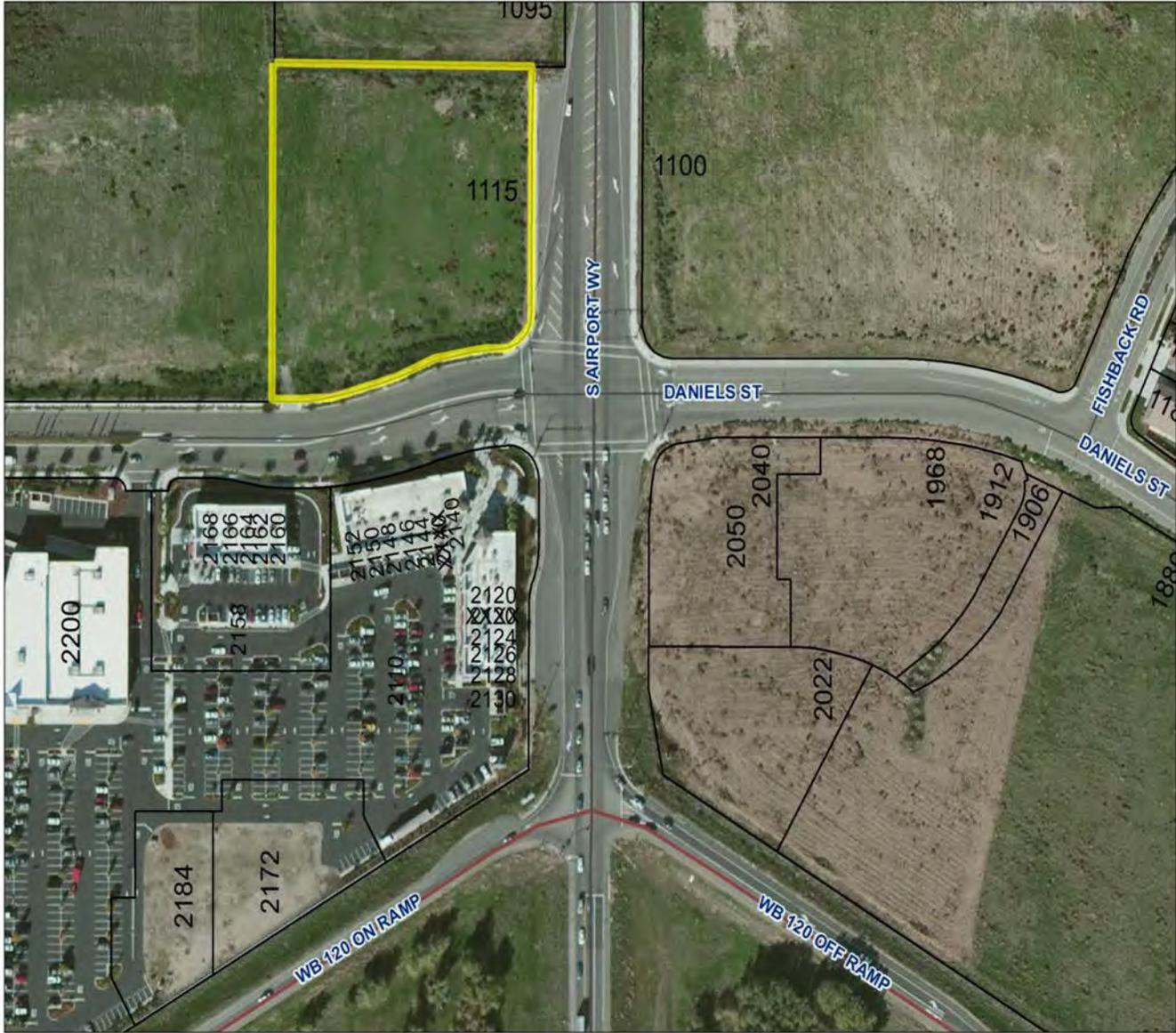
Proposed Sale Date: January 31, 2016

AERIAL PHOTO OF SUBJECT PROPERTY

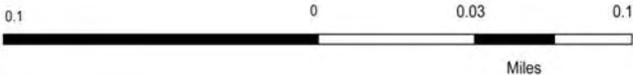


1115 S AIRPORT WY

APN: 241-310-22



Data on this map is intended for general use and informational purposes only. The City of Manteca does not warrant the accuracy, quality, or completeness of data or suitability for any particular purpose. Information on this map is not intended to replace engineering, survey, or other primary research methods.



ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status: None

Studies Conducted: Biological Assessment completed by Jones and Stokes–2003.

Phase I Environmental Site Assessment Report completed by Kleinfelder & Associates – 2004.

Environmental Noise Analysis completed by Bollard and Brennen, Inc.– 2004.

Remediation Efforts: The Environmental Initial Study concerns were the effect on biological resources, air quality and the geology/soils. A Mitigated Negative Declaration was prepared to address all concerns. To address the effect on biological resources, a one-time impact fee was paid to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan to satisfy biological environmental native vegetation and wildlife mitigation measures. To address the effect on air quality, the project site was connected to the Citywide bicycle path and public transit system, and “Park and Ride” services are available five days a week to reduce auto emissions. To address impacts on geology and soils, the project was designed to reduce any potential soil impacts to a less-than- significant level.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was originally part of a Master Plan for the retail development known as Stadium Center. Stadium Center was developed adjacent to this property, but this property remained vacant with the plan of developing future commercial retail on the property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

The Circulation Element in the 2023 Manteca General Plan includes a goal to provide Transit-Oriented Development (TOD) in appropriate locations in the City. Higher-intensity residential and commercial developments are encouraged within ¼-mile of existing and potential future high-frequency bus transit corridors, especially in areas where two or more high-frequency transit lines cross.

Construction of the Tidewater Bikeway, including the adoption and implementation of a Bicycle Master Plan, has expanded the potential for transit-oriented development. The Tidewater Bikeway Path is dispersed throughout the central core of the City and connects to the Manteca Transit Center.

Manteca Transit is located in downtown Manteca and provides a public transportation hub to a central area of the City. Manteca Transit offers Dial-A-Ride services for those who are not in the immediate vicinity of a bus stop. There are three routes offered, with approximately 50 different bus stops throughout the City. Manteca Transit connects to San Joaquin County Regional Transit District (SJCRTD), which has two routes that connect the City of Manteca to other cities within the County. Manteca Transit also connects the public to the Altamont Commuter Express (ACE), which is located between the cities of Manteca and Lathrop. ACE connects Manteca citizens to California's Bay Area.

1115 S. Airport Way is located across the street from a Manteca Transit bus stop. It is located in an area permitted for higher-intensity commercial development; therefore, it is conducive to transit-oriented development, however, there are no current plans to develop a transit-oriented project on this property.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased with the planning objective of developing it into commercial retail. The location of the property is in close proximity to Highway 120 and highly visible to a large flow of traffic.

Selling this property to a private developer advances the Successor Agency's planning objective of establishing new businesses and promoting commercial retail in the City, as described in the Economic Development Element of the 2023 General Plan and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan. The goal of the Successor Agency is to effectively anticipate and address the type of infrastructure needed for future development. This property is located across the street from a high-intensity commercial development and is visible from Highway 120. It will reach its full potential once it is developed for commercial use.

PARCEL #2: 682 S. MAIN STREET

PARCEL INFORMATION

Address: 682 S. Main Street
APN: 221-050-14
Acquisition Date: April 8, 2005
Current Zoning: CMU – Commercial Mixed Use
Property Type: Mixed-Use
Lot Size: 8.1 Acres
Purpose of Acquisition: Acquired for a proposed court facility. No development has occurred on the site.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of Property
Permissible Use Detail: This property will be put up for auction and sold to a private developer. Net proceeds from the sale will be distributed proportionally to the entitled taxing entities in conformity with HSC section 34191.5 (c)(2)(B). Ordinary and conventional seller's costs associated with the real estate transaction will be deducted from the proceeds, along with the cost of an appraisal, prior to distribution of the remaining net proceeds.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: \$2,600,000
Estimated Current Value: \$3,200,000
Value Basis: Estimated current value based on appraisal done for another vacant city-owned property on Daniels Street, conducted in 2012. Successor Agency proposes to conduct a new appraisal for this property prior to sale.
Date of Estimated Current Value: September 29, 2012
Proposed Sale Value: To be auctioned at a minimum bid price to be established by an additional appraisal.
Proposed Sale Date: January 31, 2016

AERIAL PHOTO OF SUBJECT PROPERTY



ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: \$330,000 over a five-year period. Property does not currently generate revenue.

Source of Income/Revenue: This property was leased to American Modular Systems Inc. from 2005-2010.

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status: None

Studies Conducted: Phase I Environmental Assessment Report completed by Kleinfelder & Associates – 2004

Soil Assessment Chemical Analysis completed by Kleinfelder & Associates – 2004

Phase II Environmental Assessment Report completed by Kleinfelder & Associates – 2005

Remediation Efforts: No significant environmental impacts were found and no remediation efforts have been needed to date.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was originally purchased to be a proposed court facility. There are currently no plans for future development of this property. This property was leased to American Modular for the storage of its modular units from 2005 to 2010. There are no permanent structures on this property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

682 S. Main Street is located in a business industrial section of the City of Manteca. It is located just 0.2 miles from the Manteca Transit Center. There are no current plans for transit oriented development on this property.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was acquired to become a proposed court facility. This plan is no longer in effect.

The Successor Agency would like to sell this property to a developer in order to meet the objective of expanding Manteca's Industrial Park. A private developer will be able to eliminate the blight of the property and bring more infrastructure to the park, which is a goal described in the Economic Development Element of the 2023 General Plan, and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

PARCEL #3: 555 INDUSTRIAL PARK DRIVE

PARCEL INFORMATION

Address: 555 Industrial Park Drive
APN: 221-190-36
Acquisition Date: May 11, 2006
Current Zoning: M1 – Light Industrial
Property Type: Light Industrial
Lot Size: 4.9 Acres
Purpose of Acquisition: Acquired to be a proposed police station. Design for the facility was completed, but no development has occurred, The project has been cancelled.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of property
Permissible Use Detail: This property has a dilapidated building on site that will need to be assessed for necessary improvements. The property will be put up for auction once it is determined safe to do so, or sold at a discount due to the poor condition, subject to approval. Net proceeds from the sale will be distributed proportionally to the entitled taxing entities in conformity with HSC section 34191.5 (c)(2)(B). Ordinary and conventional seller's costs associated with the real estate transaction will be deducted from the proceeds, along with the cost of an appraisal, prior to distribution of the remaining net proceeds.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: \$3,695,000
Estimated Current Value: \$1,500,000
Value Basis: Comparative market analysis by local industrial broker in 2010, including a discount for repairs needed to bring the building up to code.
Date of Estimated Current Value: 2010
Proposed Sale Value: To be auctioned at a minimum bid price to be established by an additional appraisal.
Proposed Sale Date: January 31, 2016

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status: None

Studies Conducted: Inspection of Asbestos completed by Hazardous Materials Associates, Inc. – 1988

Phase I Environmental Assessment Report completed by Certified Earth Metrics – 1993

Facility Inspection of Asbestos completed by Enviro Solutions, Inc. – 1997

Phase I Environmental Assessment Report completed by Geologica, Inc. – 2003

Facility Inspection of Asbestos done by JW Mack Consulting- 2004

San Joaquin Valley Air Pollution District Report – 2004

Remediation Efforts: No potential environmental issues were discovered through the environmental assessment reports. No significant amount of asbestos was detected. No remediation efforts have been needed to date.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was previously owned by Qualex Inc. The land was originally purchased by the Redevelopment Agency to become the City's new police station. It was considered an ideal location for the Police Department due to the large abandoned building on the property, which could be used to house the station. Further building inspections showed unforeseen expenses to bring the building up to code with current building standards. There are currently no plans for future development of the property. The building located on the property is used for storage, and for Police and Fire personnel training exercises. The City is planning on selling the property to a private developer.

TRANSIT ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

555 Industrial Park Drive is located in an industrial park that is in a centralized area of the city, with a variety of other land uses in the vicinity including residential and commercial. This property is not conducive to transit-oriented development due to its close proximity to the city's transit station.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased to become the new police station. The intention was to remove the blight of the dilapidated abandoned building located on the property and help improve the surrounding property values. The property was also purchased to provide the Police Department with more-adequate working conditions. The advancement of these goals were not met due to unforeseen expenses to bring the abandoned building up to code.

The Successor Agency would like to sell this property to a developer in order to meet the objective of expanding Manteca's Industrial Park, a goal described in the Economic Development Element of the 2023 General Plan, and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

A private developer will be able to eliminate the blight of the property, providing better public safety through the rehabilitation of the dilapidated building. A private developer will also bring more infrastructure to the industrial park. All of these outcomes will advance the planning objectives of the Successor Agency.

PARCEL #4: 600-800 MOFFAT BOULEVARD

PARCEL INFORMATION

Address: 600-800 Moffat Boulevard

APN: 221.040.61

Acquisition Date: October 7, 1996

Current Zoning: P – Park

Property Type: Public Park

Lot Size: 7.6 Acres

Purpose of Acquisition: This property was acquired with the intention of eliminating blight by eventually selling the property to a private developer and stimulating economic growth in the downtown area.

PERMISSIBLE USE DETAIL

This Property is owned by the City of Manteca, and has been deleted from this revised LRPMP by mutual agreement of the Department of Finance and the City of Manteca. A copy of the deed is included as Exhibit A.

**PROPERTIES TO BE CONVEYED
FROM
THE SUCCESSOR AGENCY
TO
THE CITY OF MANTECA**

PARCEL #5: 123 S. GRANT AVENUE

PARCEL INFORMATION

Address: 123 S. Grant Avenue
APN: 221.020.35
Acquisition Date: April 21, 1993
Current Zoning: CBD – Commercial Business District
Property Type: Parking Lot/Structure
Lot Size: .5 Acres
Purpose of Acquisition: This property was acquired to be a public parking lot to serve the downtown area to help relieve the blight condition of insufficient available parking.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of Property
Permissible Use Detail: This property will be sold to City to ensure it remains a public parking facility in the downtown area, or sold to the public at auction if sufficient City funds are not available to execute the purchase. Net proceeds from the sale will be distributed proportionally to the entitled taxing entities in conformity with HSC section 34191.5 (c)(2)(B).

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: \$151,030

Estimated Current Value: \$185,000

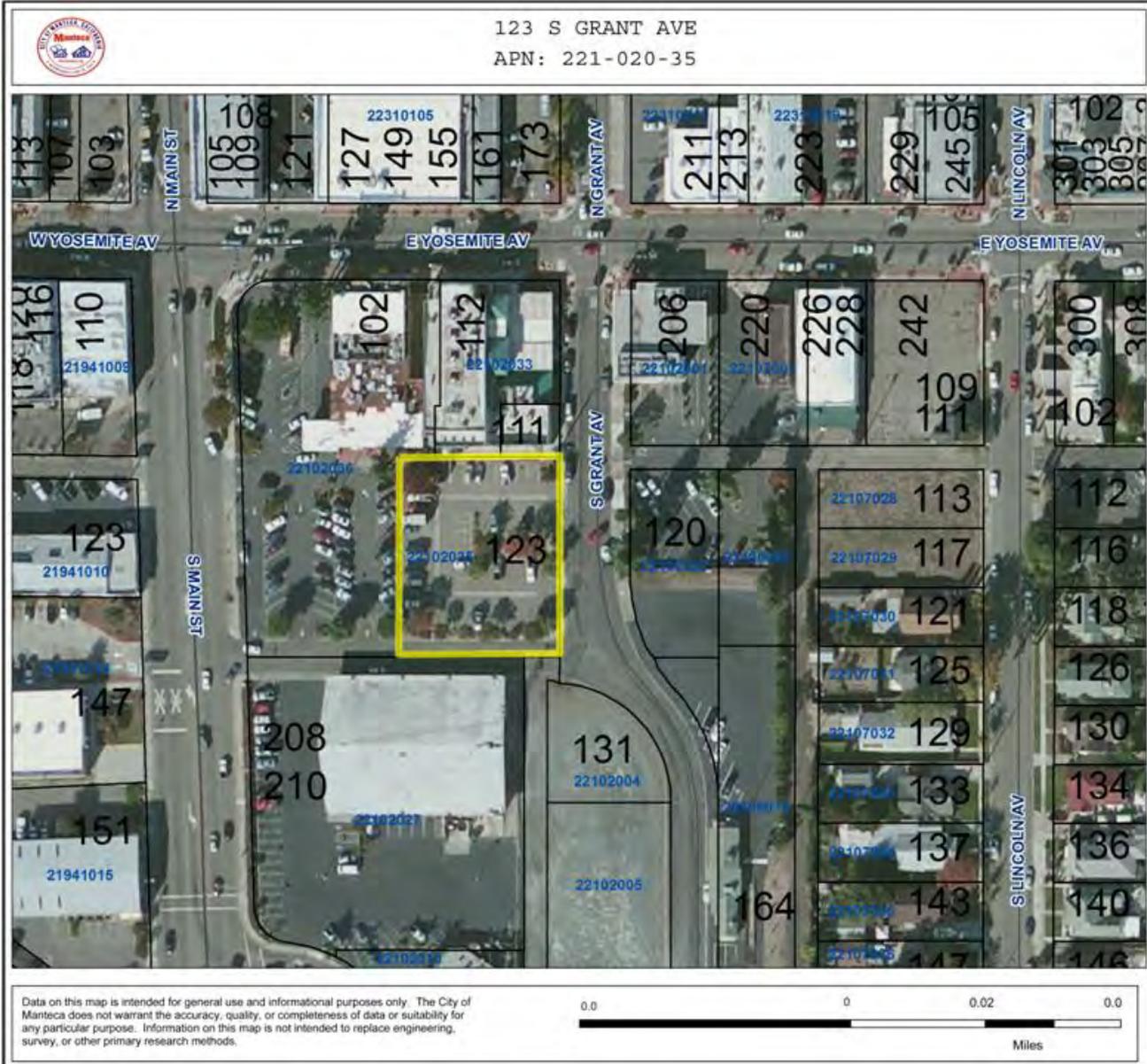
Value Basis: Determined by comparative market analysis from local broker data.

Date of Current Value: October 2013

Proposed Sale Value: Proposed to be sold to City at a price to be determined by an updated comparative market analysis from local broker data.

Proposed Sale Date: January 31, 2016

AERIAL PHOTO OF SUBJECT PROPERTY



ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status: None

Studies Conducted: No records of studies have been found for this site.

Remediation Efforts: None

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was purchased in 1993 to be used as public parking in the downtown area. This site has been utilized for public parking since acquired, with no proposed development plans.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

123 S. Grant Avenue is located within two blocks of a Manteca Transit bus station, reducing the need for transit-oriented development on this site. The property is located in the Central Business District – the heart of downtown, in an area not conducive to high-intensity commercial development. There are no plans to develop a transit-oriented project on this site.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased with the planning objective of utilizing it for public parking in the downtown area. Continued use of this property as a public parking lot advances the goal of the Successor Agency to provide easy public access to the downtown area in order to stimulate economic growth and eliminate the potential for blight.

One goal of the Economic Development Element of the 2023 General Plan is to enhance the commercial environment of the downtown area and meet the demand for public parking. This improves property values and increases circulation in the downtown area.

The Economic Development Element also describes the goal of supporting downtown merchants by providing solutions to problems specific to the downtown area. The Successor Agency is meeting this objective by addressing the lack of parking in the downtown area and providing a public parking lot as a solution.

The 2001 Manteca Downtown Improvement Plan also describes the goal of meeting parking supply and demand with the objective of parking being available no more than four blocks from shopping and office space. The Successor Agency is meeting this planning objective through this strategically placed public parking lot, located in the “core” downtown area.

Selling this property to the City of Manteca will ensure that this property remains a public parking facility and continues to meet the objectives described above. In the event that the City of Manteca is unable to execute the purchase, the property will be put up for sale, with the proceeds proportionally distributed to the various taxing entities, as described above.

PARCEL #6: 2260 W. YOSEMITE AVENUE

PARCEL INFORMATION

Address: 2260 W. Yosemite Avenue

APN: 241.300.06

Acquisition Date: December 26, 2006

Current Zoning: M1 – Light Industrial

Property Type: Vacant Lot/Land

Lot Size: 1.9 Acres

Purpose of Acquisition: Property was acquired to extend Milo Candini Drive north to Yosemite Avenue, a major traffic corridor through the City.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use

Permissible Use Detail: This property will be conveyed from the Agency to the City for construction of a public roadway.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: \$751,351

Estimated Current Value: \$70,000

Value Basis: Determined by comparative market analysis from local broker data, and assessed valuation of an adjacent vacant parcel of similar size, dimension and zoning.

Date of Current Value: October 2013

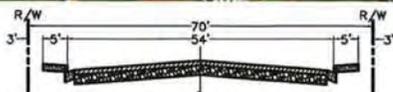
Proposed Sale Value: Proposed to be transferred to City

Proposed Sale Date: November 30, 2015

AERIAL PHOTO OF SUBJECT PROPERTY



**City of Manteca Street Master Plan for Milo Candini Drive
Parcel 6, APN #214-300-06 included as Right of Way**



70-FOOT RIGHT-OF-WAY COLLECTOR STREET CROSS-SECTION

PLAN "B"



City of Manteca
Community Development
1001 W. Center Street
Manteca, California 95337

**MILO CANDINI DRIVE EXTENSION
PROPOSED ALIGNMENT**

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from None

Lease/Rental/Other:

Source of Income/Revenue: None

Contractual Requirements for use of None

Income/Revenue:

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status: None

Studies Conducted: No records of studies have been found for this site.

Remediation Efforts: With no plans to begin development on the property, no environmental assessments have been completed on the property to date, thus no remediation efforts have been needed.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This parcel is vacant remnant property that was acquired with the intention of extending Milo Candini Drive, located to the south of the property, north to West Yosemite Avenue. This road extension is part of the plan to develop higher-intensity commercial and recreational uses along Highway 120. The extension of the road is intended to help alleviate traffic impacts as this development occurs.

This property was acquired at the time of a road widening project on West Yosemite Avenue, and the acquisition assisted in that project as well. This 1.9 acre industrially-zoned parcel is only 75' wide, which severely limits development potential and impacts the value of the land.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

2260 W. Yosemite Avenue was acquired with the intention of extending Milo Candini Drive to West Yosemite Avenue, a major traffic corridor through the City of Manteca. The extension of this road will alleviate high traffic volumes if high-intensity commercial and recreational development occurs along Highway 120. There are otherwise no plans for transit-oriented development.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was acquired to meet future infrastructure needs. The purchase of the property assisted with widening West Yosemite Avenue, a major traffic corridor of the City. The property was also acquired in anticipation of needing to extend Milo Candini Drive north to West Yosemite Avenue. This is necessary as high-intensity commercial and recreational development occurs to the south of West Yosemite Avenue along Highway 120.

Conveying this property to the City meets Successor Agency planning objectives laid out in the Economic Development Element of the 2023 General Plan because the purchase of the property was in anticipation of future infrastructure needs. It also meets the goal of providing adequate public infrastructure to serve for planned economic growth, which was also included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

PARCEL #7 - 2470 DANIELS STREET

PARCEL INFORMATION

Address: 2470 Daniels Street

APN: 241.530.03

Acquisition Date: May 28, 2004

Current Zoning: CG – General Commercial

Property Type: Other

Lot Size: 4.8 Acres

Purpose of Acquisition: This property was purchased along with several land parcels which were assembled and transformed into a large retail center, known as Stadium Center. As part of the project, the City and the RDA entered into a Stormwater Basin Agreement with the developer, which was recorded on title and commits the City to perpetually operating this facility.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use

Permissible Use Detail: This property will be conveyed from the Agency to the City to ensure it remains a storm water detention basin that continues to meet essential public infrastructure requirements. There is no revenue source for this property, thus it has no private use value. The City funded materials and construction costs for the basin, thus it is an equitable obligation of the Redevelopment Agency to convey this property to the City.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: \$827,988

Estimated Current Value: \$0

Value Basis: Since the property serves as a storm water detention basin, it has no development potential. Development value is \$0

Date of Current Value: October 2013

Proposed Sale Value: This property is proposed to be transferred to City.

Proposed Sale Date: November 30, 2015

AERIAL PHOTO OF SUBJECT PROPERTY



2470 DANIELS ST
APN: 241-530-03



Data on this map is intended for general use and informational purposes only. The City of Manteca does not warrant the accuracy, quality, or completeness of data or suitability for any particular purpose. Information on this map is not intended to replace engineering, survey, or other primary research methods.



ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status: None

Studies Conducted: Biological Assessment completed by Jones and Stokes – 2003

Phase I Environmental Site Assessment Report completed by Kleinfelder & Associates– 2004

Environmental Noise Analysis done by Bollard & Brennen, Inc. – 2004

Remediation Efforts: The Environmental Initial Study concerns were the effect on biological resources, air quality, and the geology/soils. A Mitigated Negative Declaration was prepared to address all concerns. To address the effect on biological resources, a one-time impact fee was paid to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan to satisfy biological environmental native vegetation and wildlife mitigation measures. To address the effect on air quality, the project site was connected to the Citywide bicycle path and public transit system, and “Park and Ride” services are available five days a week to reduce auto emissions. To address geology and soils impacts, the project was designed to reduce any potential soil impacts to a less-than- significant level.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

2470 Daniels Street was originally part of a master plan for a large retail development project known as Stadium Center. After Stadium Center was developed, this property became a storm water detention basin, per the Development Agreement for Stadium Center. No other development proposals have been received for this property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

This property currently serves as a storm water detention basin and there are no plans for transit-oriented development.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was intended to be a storm water basin, as part of the Development Agreement between the developers of Stadium Center and the Redevelopment Agency.

This property meets the planning objective of the Successor Agency to adequately plan for necessary public infrastructure. This property meets an important need to the City by capturing excess storm water and preventing flooding and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan. Conveying this property to the City will help ensure this property remains a storm water basin.

PARCEL #8 - 220 MOFFAT BOULEVARD

PARCEL INFORMATION

Address: 220 Moffat Boulevard
APN: 221-030-25
Acquisition Date: August 17, 2010
Current Zoning: CBD – Central Business Overlay
Property Type: Public Building
Lot Size: 3.28 Acres
Purpose of Acquisition: Three adjoining properties were originally acquired by the RDA in 2008 and 2010. The parcels were assembled into one parcel with the intent of conveying the property to the City for development of a multimodal transit center, in compliance with grant requirements.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use
Permissible Use Detail: A public transit station was developed on the property to serve local residents, opening in September 2013. The project was funded by grants from the Federal Transit Administration, State of California Prop 1B, and local transportation funds, and the land was used as part of matching grant requirements. All revenue from the facility must go back into the transit fund to be used solely for transportation purposes. There is no revenue source for this property that has a private use value.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: \$1,215,000

Estimated Current Value: \$0

Value Basis: The property is fully developed as a public multi-modal transit facility. It has no value for commercial development.

Date of Current Value: October 2013

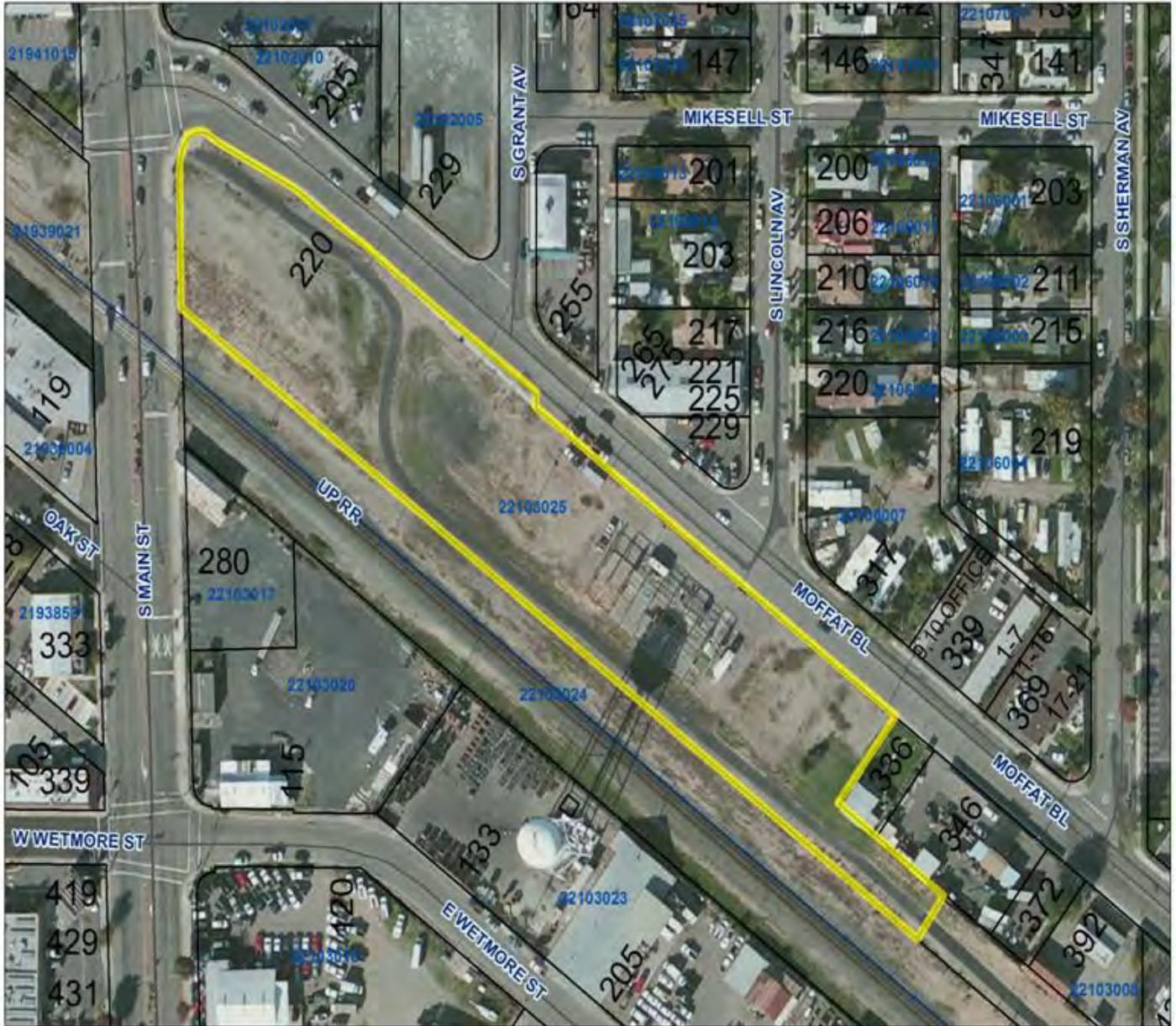
Proposed Sale Value: This property is proposed to be transferred to City.

Proposed Sale Date: November 30, 2015

AERIAL PHOTO OF SUBJECT PROPERTY



220 MOFFAT BL
APN: 221-030-25



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ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other:	Some revenue may be received for renting of the community room. However, any funds received from private use of the community space is required to be deposited into the City of Manteca Transit fund for maintenance and operations of the building and associated parking areas.
Source of Income/Revenue:	Revenue from rental fees for the on-site community room.
Contractual Requirements for use of Income/ Revenue:	All income/revenue from this property must go back into the transit fund and be used for transportation related projects per the grant funding agreement.

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status:	None
Studies Conducted:	Phase I Environmental Site Assessment Report done by Levine Fricke – 1991 Phase II Environmental Site Assessment Report done by Levine Fricke – 1995 Phase I Environmental Site Assessment Report done by Rincon Consultants, Inc. – 2010 Phase II Environmental Site Assessment Report done by Rincon Consultants, Inc. – 2010
Remediation Efforts:	Findings were that the intent of the project is to provide increased access to bus transit and ridesharing which helps reduce vehicle emissions in the City. A Mitigated Negative Declaration proposes measures to reduce impacts related to air quality through dust control measures and diesel bus idling limitations. The Mitigated Negative Declaration also proposed soil assessment, on-site drum assessment and a lead based paint and asbestos survey to address concerns of hazardous materials. Concerns about water quality and impacts were addressed with an on-site storm water collection system. The Mitigated Negative Declaration determined all impacts discussed above are less than significant.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was abandoned railroad right-of-way owned by Union Pacific. The Redevelopment Agency purchased three separate parcels in 2008 and 2010 with the intent of conveying the property to the City for development of a multimodal site. This eliminated blight in the downtown area. It is now the Manteca Transit Station and part of the city-wide Tidewater Bikeway.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

220 Moffat Boulevard is the location of the Manteca Transit Station. Manteca Transit provides a multi-modal public transportation hub, offering local bus service and connection to regional transit. Manteca Transit connects to San Joaquin County Regional Transit District (SJCRTD), which routes that connect the City of Manteca to other cities within the region, including the Dublin BART station. Manteca Transit also connects the public to the Altamont Corridor Express (ACE), which is located between the cities of Manteca and Lathrop. ACE and BART connect local citizens to the Silicon Valley and the San Francisco Bay Area.

This property has reached its full potential for transit oriented development.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

The acquisition of this property meets the Successor Agency's planning objective of providing adequate public infrastructure to serve economic growth and adequate circulation throughout the downtown area, a goal specifically described in the 2001 Downtown Improvement Plan. The project is also in conformity with the and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

APPENDIX

- Exhibit A. Grant Deed for Parcel #4: 600-800 Moffat Blvd., APN: 221-040-61
- Exhibit B. Grant Deed for Parcel #6: 2260 W. Yosemite Ave., APN: 241-300-06
- Exhibit C. Grant Deed for Parcel #8: 220 Moffat Blvd., APN: 221-030-25
- Exhibit D. Resolution passed by the Successor Agency to the former Manteca Redevelopment Agency approving the Revised Long-Range Property Management Plan (LRPMP).

Exhibit A

Grant Deed for Parcel #4: 600-800 Moffat Boulevard

APN: 221-040-61

Exhibit B

Grant Deed for Parcel #6: 2260 W. Yosemite Avenue

APN: 241-300-06

Exhibit C

Grant Deed for Parcel #8: 220 Moffat Boulevard

APN: 221-030-25

Exhibit D

Resolution passed by the Successor Agency
to the former Manteca Redevelopment Agency
approving the
Revised Long-Range Property Management Plan
(LRPMP)