

RESOLUTION NO. OB 15-03

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY APPROVING THE AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, as authorized by applicable law, the City of Madera has elected to serve as the Successor Agency to the former Madera Redevelopment Agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires a successor agency to prepare long-range property management plans to address the disposition and use of the real property of the former Madera Redevelopment Agency; and

WHEREAS, the Successor Agency has previously prepared and submitted a long-range property management plan to the Oversight Board which adopted the plan on July 15, 2013, in accordance with Health and Safety Code Section 34191.5; and

WHEREAS, the Successor Agency has prepared an Amended Long-Range Property Management Plan ("Amended Plan"), and a copy of the Amended Plan is attached to this Resolution as Exhibit "A".

WHEREAS, the Oversight Board finds that the Plan was prepared in accordance with the requirements of Health and Safety Code Section 34191.5.

NOW, THEREFORE, the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency does hereby resolve as follows:

1. The foregoing recitals are true and correct.
2. The Amended Long-Range Property Management Plan attached to this Resolution as Exhibit "A", as submitted to and approved by the Successor Agency, is hereby approved for submittal to the Department of Finance.
3. This resolution is effective immediately upon adoption.

* * * * *

PASSED AND ADOPTED by the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency of the City of Madera this 17th day of February 2015, by the following vote:

AYES: Board Members Manfredi, Farinelli, Robinson and Kahn

NOES: None

ABSTAIN: None

ABSENT: Board Members Wilson, Massetti and Horal


Stell Manfredi, Chairperson

ATTEST:


Claudia Mendoza, Recording Secretary

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity	
1	Vacant Lot	Retail/Commercial		11/6/2007	\$ 200,000	\$ 26,250	\$4.50/SqFt	Jan 2013	23,423	Unknown	Retail/Commercial	1401 E Yosemite Ave	008-143-019	5,205	C1	26,250							
2	Vacant Lot	Retail/Commercial		11/6/2007	\$ 52,500	\$ 26,250	\$4.50/SqFt	Jan 2013	23,598	Unknown	Retail/Commercial	1403 E Yosemite Ave	008-143-020	5,244	C1	26,250							
3	Vacant Lot	Retail/Commercial		10/6/2008	\$ 205,000	\$ 20,690	\$4.50/SqFt	Jan 2013	18,621	Unknown	Retail/Commercial	1321 E Yosemite Ave	007-142-001	4,138	C1	20,690							
4	Vacant Lot	Retail/Commercial		2/8/2008	\$ 100,000	\$ 26,885	\$4.50/SqFt	Jan 2013	24,197	Unknown	Retail/Commercial	1407 E Yosemite Ave	008-143-003	5,377	C1	26,885							
5	Vacant Lot	Retail/Commercial		7/25/2008	\$ 174,000	\$ 30,600	\$4.50/SqFt	Jan 2013	27,540	Unknown	Retail/Commercial	1399 E Yosemite Ave	008-143-018	6,120	C1	30,600							
6	Vacant Lot	Retail/Commercial		4/20/2010	\$ 42,640	\$ 26,550	\$4.50/SqFt	Jan 2013	23,895	Unknown	Retail/Commercial	1405 E Yosemite Ave	008-143-021	5,310	C1	26,550							
7	Vacant Lot	Retail/Commercial		8/20/2001	\$ 113,000	\$ 18,750	Appraisal	6/1/2012	18,750	Escrow Pending	DT Commercial	218 East Yosemite (Ritz)	007-161-006	3,750	C1	18,750							
8	Parking lot	Retail/Commercial		10/5/2007	\$ 225,000	\$ 112,500			112,500	Unknown	Parking lot	121/125/129 North C Street	007-112-014 & 015	22,500	C1	112,500							
9	Vacant Lot	Retail/Commercial		9/14/2009	\$ 1,098,000	\$ 44,703			44,703	Unknown	Retail/Commercial	320 S. D Street	007-184-010	35,000	C1	44,703							
10	Delapidated Industrial	Retail/Commercial		9/14/2009		\$ 245,000	Appraisal	4/12/2012	245,000	Unknown	Retail/Commercial	100 E 7th Street	007-184-023	28,000	C2	245,000							
11	Vacant Lot	Retail/Commercial		9/14/2009		\$ 44,703			44,703	Unknown	Retail/Commercial	321 South E Street	007-184-024	17,500	C2	44,703							
12	Vacant Lot			11/14/2008	\$ 220,000	\$ 33,750			33,740	Sold	Retail/Commercial	109 S. B Street	007-165-011	4,500	C1	33,750							
13	Vacant Lot			3/31/2010	\$ 172,000	\$ 33,750			33,745	Sold	Retail/Commercial	111 S. B Street	007-165-010	7,200	C1	33,750							
14	Vacant Lot	Uneconomic Remnant		4/25/2008	\$ 20,000	None				Not for Sale	Public Open Space	103 Grove Street	012-015-001	10,125	R1	0							
15				3/10/2000	\$ 100,000					Unknown	Leased to Madera Chamber of Commerce-Non-Profit Use	120 North E Street	007-101-016	18,200	C2	0	\$100/Month						
16				3/10/2000	\$ 100,000					Not for Sale	2 Monkeys Lease to 10/1/14	5 East Yosemite Avenue	007-101-017	10,000	C1	0	\$1,300/Month						
17				12/19/2008	\$ 1,050,000					Not for Sale	Gov't Offices - Successor Agency & Code Enf Office	428 East Yosemite Avenue	007-165-019	37,849	C1	0							
18	Abandoned Storm Pond and 2 strips				435,021	\$ 120,000				Unknown	Retail/Commercial	S. E Street	011-183-002; 004 & 011-152-009	78,000	I	120,000							
19	Abandoned RR spur/Vacant Lot				118,722	36,250				Unknown	Retail/Commercial	S. E Street & 8th Street	011-011-005 & 006	21,287	I	36,250							
20	Church			4/18/2013	265000	0			0	6/11/2014 Trf to County	Gov't Office	300 S. G Street	010-162-001	22,500	PF	312,520	0						
Exhibit F Properties - Streets, ROW, & Ponds to be transfer to City																							
	County Assessor #	APN				Exhibit																	
20	90	008-093-026-000	Median	3/10/1999	F	0					Residential Subdivision		008-093-026-000	2,800	PF - Median Island	0	0						
21	91	008-093-027-000	Median	3/10/1999	F	0					Residential Subdivision		008-093-027-000	10,600	PF - Median Island	0	0						
22	94	008-120-051-000	Storm Pond	11/14/2001	F	0					Residential Subdivision		008-120-051-000	16,500	PF - Storm Pond	0	0						
23	84	008-022-036-000	ROW	8/11/2004	F	0					Street ROW		008-022-036-000	870	ROW	0	0						
24	85	008-023-012-000	ROW	4/13/2005	F	0					Street ROW		008-023-012-000	2,800	ROW	0	0						
25	96	008-142-037-000	ROW	4/8/2009	F	0					Street ROW		008-142-037-000	57,500	ROW	0	0						
26	97	008-142-041-000	ROW	5/18/2000	F	0					Street ROW		008-142-041-000	300	ROW	0	0						
27	120	008-143-001-000	ROW (E. Yosemite)	11/14/2007	F	0					Utility ROW		008-143-001-000	1,500	C-3	0	0						
28	92	008-093-028-000	Sawmill Street	3/10/1999	F	0					Street		008-093-028-000	49,300	Street	0	0						
29	86	008-043-022-000	Santa Fe Street	5/18/2000	F	0					Street		008-043-022-000	11,325	Street	0	0						
30	87	008-082-056-000	Street	6/6/1996	F	0					Street		008-082-056-000	1,700	Street	0	0						
31	88	008-082-057-000	Street	6/6/1996	F	0					Street		008-082-057-000	1,700	Street	0	0						
32	89	008-082-069-000	Street	6/6/1996	F	0					Street		008-082-069-000	15,600	Street	0	0						
33	95	008-120-052-000	Orysdale Way	11/14/2001	F	0					Street		008-120-052-000	87,120	PF Street	0	0						
34	119	008-142-067-000	Percy Street	4/8/2009	F	0					Street		008-142-067-000	30,500	PF Street	0	0						

County of Madera Assessor - Properties in City of Madera

				PROPERTY INVENTORY	
asmt	Current Owner	formattedsitus1	Land Use	Exh	DATA #
11	004-111-018-000 CITY OF MADERA	1224 NEBRASKA AVE	Housing		
12	004-111-018-000 MADERA REDEVEL AGENCY	1224 NEBRASKA AVE	Housing		
13	004-111-019-000 CITY OF MADERA	1220 NEBRASKA AVE	Housing		
14	004-111-019-000 MADERA REDEVEL AGENCY	1220 NEBRASKA AVE	Housing		
15	004-170-007-000 MADERA REDEVELOPMENT AGENCY	1708 N LAKE ST	Housing		
16	005-014-008-000 MADERA REDEVEL AGENCY	1019 E RIVERSIDE DR	Housing		
17	005-014-009-000 MADERA REDEVEL AGENCY	1023 E RIVERSIDE DR	Housing		
18	005-014-010-000 MADERA REDEVEL AGENCY	758 MERCED ST	Housing		
19	005-014-011-000 MADERA REDEVEL AGENCY	770 MERCED ST	Housing		
20	005-014-012-000 MADERA REDEVEL AGENCY	784 MERCED ST	Housing		
21	005-014-013-000 MADERA REDEVEL AGENCY	783 MERCED ST	Housing		
22	005-014-014-000 MADERA REDEVEL AGENCY	769 MERCED ST	Housing		
23	005-014-015-000 MADERA REDEVEL AGENCY	757 MERCED ST	Housing		
24	005-014-016-000 MADERA REDEVEL AGENCY	1109 E RIVERSIDE DR	Housing		
25	005-014-017-000 MADERA REDEVEL AGENCY	1106 E RIVERSIDE DR	Housing		
26	005-014-018-000 MADERA REDEVEL AGENCY	1102 E RIVERSIDE DR	Housing		
27	005-014-019-000 MADERA REDEVEL AGENCY	1100 E RIVERSIDE DR	Housing		
28	005-014-020-000 MADERA REDEVEL AGENCY	1034 E RIVERSIDE DR	Housing		
29	005-014-021-000 MADERA REDEVEL AGENCY	1030 E RIVERSIDE DR	Housing		
30	005-014-022-000 MADERA REDEVEL AGENCY	733 RIVERSIDE CT	Housing		
31	005-014-023-000 MADERA REDEVEL AGENCY	719 RIVERSIDE CT	Housing		
32	005-014-024-000 MADERA REDEVEL AGENCY	705 RIVERSIDE CT	Housing		
33	005-014-025-000 MADERA REDEVEL AGENCY	704 RIVERSIDE CT	Housing		
34	005-014-026-000 MADERA REDEVEL AGENCY	718 RIVERSIDE CT	Housing		
35	005-014-027-000 MADERA REDEVEL AGENCY	732 RIVERSIDE CT	Housing		
36	005-014-028-000 MADERA REDEVEL AGENCY	731 FRESNO ST	Housing		
37	005-014-029-000 MADERA REDEVEL AGENCY	717 FRESNO ST	Housing		
38	005-014-030-000 MADERA REDEVEL AGENCY	703 FRESNO ST	Housing		
39	007-021-001-000 CITY OF MADERA	303 E CENTRAL AVE	Housing		
40	007-022-002-000 MADERA REDEVELOPMENT AGENCY	514 N B ST	Housing		
41	007-022-006-000 MADERA REDEVELOPMENT AGENCY	329 E CENTRAL AVE	Housing		
42	007-022-007-000 MADERA REDEVELOPMENT AGENCY	325 E CENTRAL AVE	Housing		
43	007-022-008-000 MADERA REDEVELOPMENT AGENCY	321 E CENTRAL AVE	Housing		
44	007-022-010-000 MADERA REDEVELOPMENT AGENCY	315 E CENTRAL AVE	Housing		
45	007-022-014-000 MADERA REDEVELOPMENT AGENCY	Sandoval (C Street & River)	Housing		
46	007-031-001-000 MADERA REDEVELOPMENT AGENCY	420 N A ST	Housing		
47	007-031-002-000 MADERA REDEVELOPMENT AGENCY	416 N A ST	Housing		
48	007-031-004-000 MADERA REDEVELOPMENT AGENCY	408 1/2 N A ST	Housing		
49	007-031-005-000 MADERA REDEVELOPMENT AGENCY	408 N A ST	Housing		
50	007-031-016-000 MADERA REDEVELOPMENT AGENCY	413 N B ST	Housing		
51	007-031-017-000 MADERA REDEVEL AGENCY	417 N B ST	Housing		
52	007-031-018-000 MADERA REDEVELOPMENT AGENCY	421 N B ST	Housing		
53	007-031-019-000 MADERA REDEVELOPMENT AGENCY	427 N B ST	Housing		
54	007-063-001-000 MADERA REDEVELOPMENT AGENCY	501 N C ST	Housing		
55	007-065-003-000 MADERA REDEVELOPMENT AGENCY	411 N B ST	Housing		
56	007-092-013-000 MADERA REDEVELOPMENT AGENCY	217 N A ST	Housing		
57	007-101-016-000 MADERA REDEVEL AGENCY	120 N E ST	Non-Housing	A	15
58	007-101-017-000 MADERA REDEVEL AGENCY	5 E. Yosemite	Non-Housing	A	16
59	007-112-014-000 MADERA REDEVELOPMENT AGENCY	121 N C ST	Non-Housing	C	8
60	007-112-015-000 MADERA REDEVELOPMENT AGENCY	125 N C ST	Non-Housing	C	8
61	007-142-001-000 MADERA REDEVELOPMENT AGENCY	1321 E YOSEMITE AVE	Non-Housing	D	3
62	007-161-006-000 MADERA REDEVELOPMENT AGENCY	218 E YOSEMITE AVE	Non-Housing	C	7
63	007-165-019-000 MADERA REDEVEL AGENCY	428 E YOSEMITE AVE	Non-Housing	A	17
64	007-174-009-000 MADERA REDEVELOPMENT AGENCY	616 E 6TH ST	Housing		
65	007-174-010-000 MADERA REDEVELOPMENT AGENCY	620 E 6TH ST	Housing		
66	007-184-010-000 MADERA REDEVELOPMENT AGENCY	320 S D ST	Non-Housing	B	9
67	007-184-023-000 MADERA REDEVELOPMENT AGENCY	107 E. 7th Street	Non-Housing	B	10
68	007-184-024-000 MADERA REDEVELOPMENT AGENCY	321 S. E Street	Non-Housing	B	11
69	007-191-010-000 CITY OF MADERA	309 S D ST			
70	007-191-010-000 CITY OF MADERA	309 S D ST			
71	007-191-013-000 CITY OF MADERA	313 S D ST			
72	007-191-013-000 CITY OF MADERA	313 S D ST			
73	007-191-016-000 CITY OF MADERA	340 S C ST			
74	007-191-018-000 CITY OF MADERA	330 S C ST			
75	007-203-016-000 MADERA REDEVELOPMENT AGENCY	614 E 7TH ST	Housing		
76	007-203-018-000 MADERA REDEVELOPMENT AGENCY	625 E 7TH ST	Housing		

						PROPERTY INVENTORY
asmt	Current Owner	formattedsit1	Land Use	Exh	DATA #	
77	007-203-022-000 MADERA REDEVELOPMENT AGENCY	620 E 7TH ST	Housing			
78	007-203-023-000 MADERA REDEVELOPMENT AGENCY	624 E 7TH ST	Housing			
79	008-022-010-000 MADERA REDEVELOPMENT AGENCY	Sold (Spencer) - Deed problems	Sold			
80	008-022-014-000 MADERA REDEVELOPMENT AGENCY	Elm Street	Housing			
81	008-022-022-000 CITY OF MADERA					
82	008-022-024-000 CITY OF MADERA					
83	008-022-035-000 MADERA REDEVELOPMENT AGENCY	Sold (Spencer) - Deed problems	Sold			
84	008-022-036-000 MADERA REDEVELOPMENT AGENCY	ROW	ROW	F		23
85	008-023-012-000 MADERA REDEVELOPMENT AGENCY	ROW	ROW	F		24
86	008-043-022-000 MADERA REDEVELOPMENT AGENCY	Santa Fee Street	Street	F		29
87	008-082-056-000 MADERA REDEVELOPMENT AGENCY	Street	Street	F		30
88	008-082-057-000 MADERA REDEVELOPMENT AGENCY	Street	Street	F		31
89	008-082-069-000 MADERA REDEVELOPMENT AGENCY	Street	Street	F		32
90	008-093-026-000 MADERA REDEVELOPMENT AGENCY	Median	Median	F		20
91	008-093-027-000 MADERA REDEVELOPMENT AGENCY	Median	Median	F		21
92	008-093-028-000 MADERA REDEVELOPMENT AGENCY	Sawmill Street	Steet	F		28
93	008-102-022-000 MADERA	739 ADELAIDE AVE				
94	008-120-051-000 MADERA REDEVELOPMENT AGENCY	Storm Pond	Pond	F		22
95	008-120-052-000 MADERA REDEVELOPMENT AGENCY	Drysdale Way	Street	F		33
96	008-142-037-000 MADERA REDEVELOPMENT AGENCY	ROW	ROW	F		25
97	008-142-041-000 MADERA REDEVELOPMENT AGENCY	ROW	ROW	F		26
98	008-142-042-000 MADERA REDEVELOPMENT AGENCY	301 PERCY ST	Housing			
99	008-142-043-000 MADERA REDEVELOPMENT AGENCY	307 PERCY ST	Housing			
100	008-142-044-000 MADERA REDEVELOPMENT AGENCY	313 PERCY ST	Housing			
101	008-142-045-000 MADERA REDEVELOPMENT AGENCY	319 PERCY ST	Housing			
102	008-142-046-000 MADERA REDEVELOPMENT AGENCY	325 PERCY ST	Housing			
103	008-142-047-000 MADERA REDEVELOPMENT AGENCY	331 PERCY ST	Housing			
104	008-142-048-000 MADERA REDEVELOPMENT AGENCY	339 PERCY ST	Housing			
105	008-142-053-000 MADERA REDEVELOPMENT AGENCY	318 PERCY ST	Housing			
106	008-142-054-000 MADERA REDEVELOPMENT AGENCY	312 PERCY ST	Housing			
107	008-142-055-000 MADERA REDEVELOPMENT AGENCY	1418 SANTA FE ST	Housing			
108	008-142-056-000 MADERA REDEVELOPMENT AGENCY	1414 SANTA FE ST	Housing			
109	008-142-057-000 MADERA REDEVELOPMENT AGENCY	1410 SANTA FE ST	Housing			
110	008-142-058-000 MADERA REDEVELOPMENT AGENCY	1406 SANTA FE ST	Housing			
111	008-142-059-000 MADERA REDEVELOPMENT AGENCY	297 ELM ST	Housing			
112	008-142-060-000 MADERA REDEVELOPMENT AGENCY	275 ELM ST	Housing			
113	008-142-061-000 MADERA REDEVELOPMENT AGENCY	253 ELM ST	Housing			
114	008-142-062-000 MADERA REDEVELOPMENT AGENCY	239 ELM ST	Housing			
115	008-142-063-000 MADERA REDEVELOPMENT AGENCY	221 ELM ST	Housing			
116	008-142-064-000 MADERA REDEVELOPMENT AGENCY	252 PERCY ST	Housing			
117	008-142-065-000 MADERA REDEVELOPMENT AGENCY	270 PERCY ST	Housing			
118	008-142-066-000 MADERA REDEVELOPMENT AGENCY	294 PERCY ST	Housing			
119	008-142-067-000 MADERA REDEVELOPMENT AGENCY	Percy Street	Street	F		34
120	008-143-001-000 MADERA REDEVELOPMENT AGENCY	ROW (E. Yose, util ROW)	ROW	F		27
121	008-143-003-000 MADERA REDEVELOPMENT AGENCY	1407 E YOSEMITE AVE	Non-Housing	D		4
122	008-143-018-000 MADERA REDEVELOPMENT AGENCY	1401 A E YOSEMITE AVE	Non-Housing	D		5
123	008-143-019-000 MADERA REDEVELOPMENT AGENCY	1401 E YOSEMITE AVE	Non-Housing	D		1
124	008-143-020-000 MADERA REDEVELOPMENT AGENCY	1403 E YOSEMITE AVE	Non-Housing	D		2
125	008-143-021-000 MADERA REDEVELOPMENT AGENCY	1405 E YOSEMITE AVE	Non-Housing	D		6
126	010-134-011-000 MADERA REDEVELOPMENT AGENCY	228 S G ST	Courthouse Project	Deeded to State		
127	011-011-005-000 MADERA REDEVELOPMENT AGENCY	E Street By RR tracks	Non-Housing	B		19
128	011-011-006-000 MADERA REDEVELOPMENT AGENCY	E Street By RR tracks	Non-Housing	B		19
129	011-131-015-000 MADERA REDEVELOPMENT AGENCY	723 S A ST	Housing			
130	011-152-009-000 MADERA REDEVELOPMENT AGENCY	South E Street, small strip north of pond	Non-Housing	E		18
131	011-183-002-000 MADERA REDEVELOPMENT AGENCY	929 S E ST	Non-Housing	E		18
132	011-183-004-000 MADERA REDEVELOPMENT AGENCY	South E Street, stip east of pond	Non-Housing	E		18
133	011-213-011-000 MADERA REDEVELOPMENT AGENCY	425 STINSON AVE	Housing			
134	011-213-024-000 MADERA REDEVELOPMENT AGENCY	429 STINSON AVE	Housing			
135	011-233-017-000 MADERA REDEVELOPMENT AGENCY	401 HULL AVE	Housing			
136	011-233-029-000 MADERA REDEVELOPMENT AGENCY	Stinson	Housing			
137	011-233-030-000 MADERA REDEVELOPMENT AGENCY	Stinson	Housing			
138	011-233-031-000 MADERA REDEVELOPMENT AGENCY	Stinson	Housing			
139	011-233-032-000 MADERA REDEVELOPMENT AGENCY	Stinson	Housing			
140	012-015-001-000 CITY OF MADERA	103 GROVE ST	Non-Housing	A		14

MADERA LONG RANGE PROPERTY MANAGEMENT PLAN

Introduction

Per AB1484, the Successor Agency is responsible for drafting a Long-Range Property Management Plan (LRPMP). Within six (6) months after receipt of the Finding of Completion, the Successor Agency must submit a LRPMP for the real property of the dissolved redevelopment agency to the Oversight Board and the Department of Finance.

The LRPMP must include an inventory (with specified information) about each property and address the use or disposition of each property. Upon approval of the LRPMP, the properties are to be placed in a Community Redevelopment Trust Fund administered by the Successor Agency in accordance with the approved plan.

If the LRPMP specifies the liquidation of the property, the proceeds from the sale will be deposited in the Successor Agency Trust Fund and are to be used by the Successor Agency to fulfill enforceable obligations. Any surplus funds are to be distributed as property taxes to taxing entities.

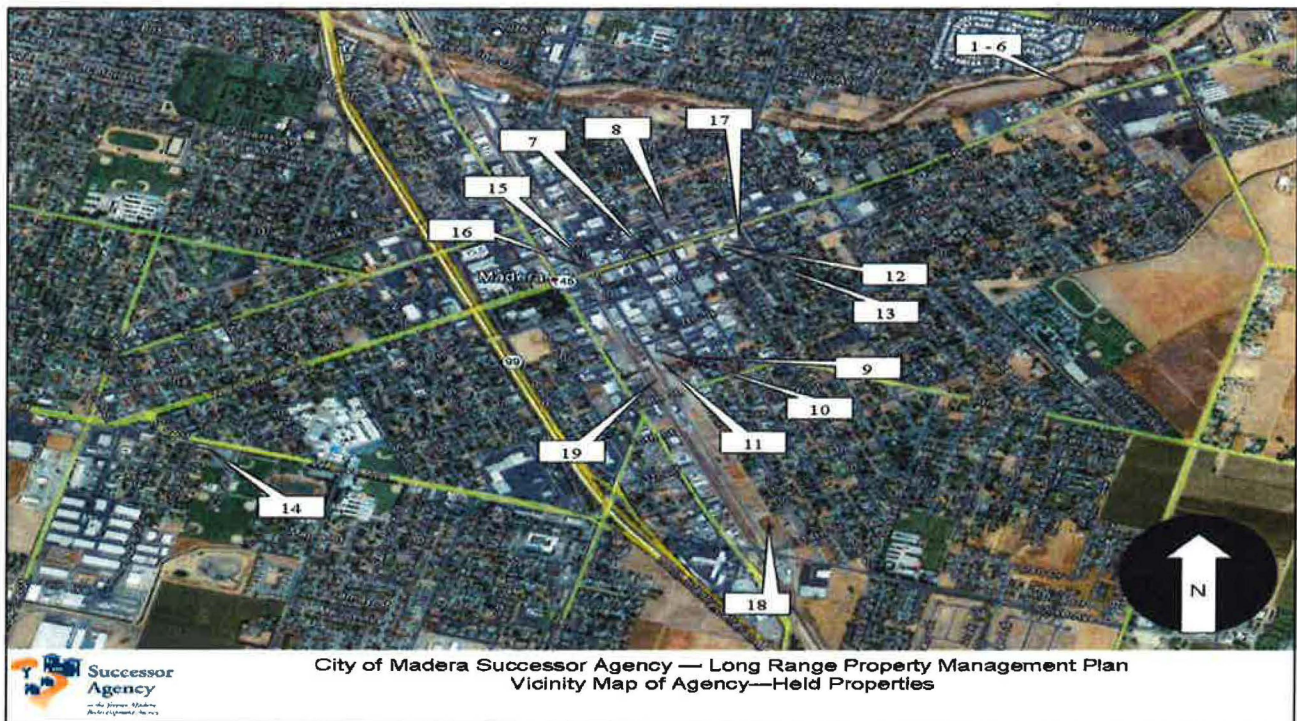
The former redevelopment agency conveyed twenty (20) properties. The properties at 1321 – 1407 East Yosemite Avenue are contiguous and should be treated as a single parcel. AB 1484 requires specific information on each property. This is outlined in the attached matrix.

Permitted uses under a property management plan include the following:

- Retention of the property for government use;
- Retention of the property for future development;
- Use of the property to fulfill an enforceable obligation; and
- Sale of property.

History of Previous Development Activities

As noted in the map below, the properties tend to be concentrated in the central business district, South "E" Street corridor, and East Yosemite Avenue corridor.



1. **Central Business District**

Six (6) of the properties are located in the central business district. These would include:

- 5 East Yosemite Avenue
- 218 East Yosemite Avenue
- 428 East Yosemite Avenue
- 109/111 South "B" Street
- 121/125/129 North "C" Street
- 120 North "E" Street

Since its creation in 1991, the former RDA has spent millions of dollars in an effort to revitalize Downtown Madera. Activities have included the facade renovation program, streetscape improvements, construction of parking facilities, and the acquisition/demolition of substandard buildings. Many of the past acquisitions were done to facilitate the location of government offices or health services. This would include Social Security, First Five, Madera County Courthouse, Darin Camarena Health Center, Post Office, Police Station and RDA/Neighborhood Revitalization offices. Property at 109/111 South "B" Street has been sold to Darin Camarena Health Centers for the purpose of constructing administrative offices.

2. **South "E" Street Corridor**

In 2007, the former RDA contracted with TRIAD Architects and Planning, and Blair, Church and Flynn Consulting Engineers to develop a specific plan for the "E" Street commercial corridor. The Madera Tribune and Union Pacific Railroad properties were acquired in 2008. Escrows on the Boyle, Evan's and Holiday properties were canceled due to declining property tax revenues and the state take of redevelopment funds.

3. **East Yosemite Avenue Corridor**

In 2003, the former RDA initiated the acquisition of a number of properties in the East Yosemite Avenue corridor. The result was the development of the Crossroads Shopping Center (Q/S Tozer) and the Sugar Pine Village Subdivision (RDA). Other acquisitions included the Yosemite/Fig property and the properties included in this report, which were acquired in 2008. The Yosemite/Fig property was sold to Ironhorse Development in 2010. Additional acquisition activities ceased in 2008 due to declining property tax revenue and the state take of redevelopment funds. A portion of 1321/1399/1401/1403/1405/1407 East Yosemite Avenue will be retained for the future widening of Yosemite Avenue. This would be approximately 11,000± sf. The remainder of the parcels would be sold for fair market value.

4. **Miscellaneous**

In 2006, the former RDA acquired/demolished a substandard building at 103 Grove Street. Hardscape improvements were constructed in conjunction with the Olive Street Widening Project. The right-of-way was transferred to the City of Madera in October 2012.

Governmental Use Properties

Among the properties transferred to the Successor Agency are several properties constructed, acquired or used for governmental purposes. Health and Safety Code Section 34181(a) includes examples such as "roads, school buildings, parks, police and fire stations, libraries and local agency administrative buildings." The properties that are determined to be governmental purpose properties that are proposed for retention by the City include the following:

1. **5 East Yosemite Avenue/120 North "E" Street**

The City originally acquired the property through a state grant as a part of the construction of the Intermodal Facility. Covenants restrict both the ownership and use of the property. The former RDA acquired the property in 2000. The property at 120 North "E" Street is occupied by the

Madera District Chamber of Commerce. They pay \$1,200 annually and are required to provide a number of services for the City. The property at 5 East Yosemite Avenue was occupied by the former RDA from 1991 to 2010. The current tenant is Two Monkey's Brewing Company; however, eviction proceedings are about to commence due to non-payment of rent. Fair market rent would be \$1,200 to \$1,400 monthly.

2. **428 East Yosemite Avenue**

The property originally contained five (5) parcels and two (2) substandard buildings and was acquired by the former RDA in 2008. The substandard buildings were demolished, and one of the five parcels located at 124 South "A" Street was sold to Darin Camarena Health Center. A vacant office building, now 428 East Yosemite Avenue, was remodeled to accommodate the employees of the City of Madera Neighborhood Revitalization Department and the former RDA.

3. **103 Grove Street**

The property was acquired in conjunction with the Olive Street Widening Project.

4. A portion of 1321/1399/1401/1403/1405/1407 East Yosemite Avenue will be retained for the future widening of Yosemite Avenue. This would be approximately 11,000± sf. The remainder of the parcels would be sold for fair market value.

5. **300 South G Street**

The property was acquired as the site for the future location of the Madera County District Attorney and Probation offices. To that end the property will be transferred to Madera County and used for governmental purposes.

A more detailed description of each property is included in Exhibit A.

Exhibit F includes fifteen (15) parcels that should have been transferred to the City upon completion of the projects. They include streets, rights-of-way, drainage ponds and landscaped medians. They will be transferred to the City upon the approval of the Long Range Property Management Plan.

Properties to be Sold for Fair Market Value

The following properties will be sold for fair market value. Most of the properties are in areas where significant planning has occurred and all of the areas were identified in the 2008-2013 Five Year Implementation Plan. The properties proposed for immediate sale include the following:

1. **E Street Corridor**

- 100 East 7th Street (former Madera Tribune)
- 321 South "E" Street
- 320 South "D" Street
- APN: 011-011-005/006



In addition to the previous studies by TRIAD (planning) and Blair, Church & Flynn (infrastructure), the Successor Agency has a contract with Quad-Knopf to relocate an irrigation canal, which impacts future development on three (3) of the properties. Prior to dissolution, P. G. & E. contacted Agency staff regarding the donation of 43,000± sf at the SE corner of Clinton and "E" Street. Should this occur, the development potential of the area would be significantly enhanced.

Development Constraints

"E" Street from Clinton to 9th Street, and Clinton from "D" to "E" Street, is characterized by the lack of curb and gutter and that is reflected in the quality of the streets. APN 011-011-004 lacks depth, is irregularly shaped and has an abandoned rail spur. 320 South "D" Street has an abandoned metal structure that needs to be demolished. The former Madera Tribune building needs a new roof but is well suited to handle multiple tenants. Parking is adequate. The relocation of the MID irrigation canal would significantly improve development opportunities.

Development Opportunities

Interest in the Tribune property has been expressed by two (2) government agencies, motorcycle dealer, alarm company and feed store. Due to the fact we have been in "redevelopment purgatory," none of the projects were aggressively pursued. Evan's Feed has a strong interest in APN 011-011-005/006. The ideal scenario would be the following:

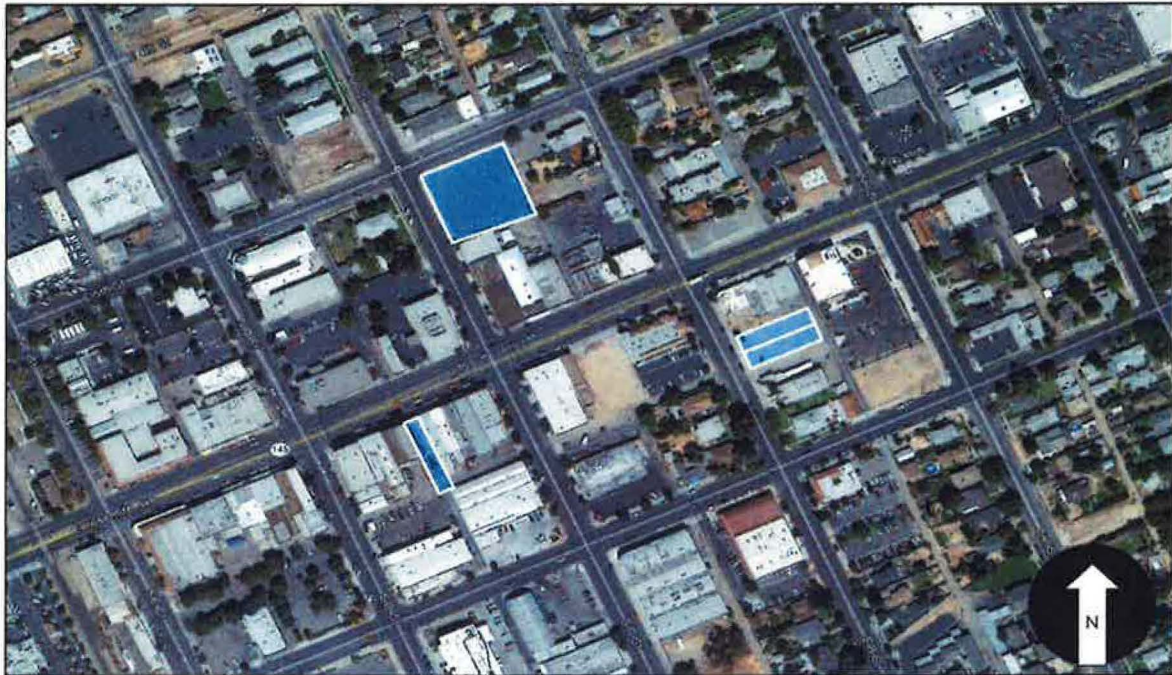
- Obtain title to P. G. & E. property
- Acquire four (4) small parcels on Clinton
- Abandon Clinton
- Relocate the MID irrigation canal

These activities would create a developable site of approximately 3.3± acres (143,748 sf).

A more detailed description of each property is included in Exhibit B.

2. Central Business District

- 121/125/129 North "C" Street
- 218 East Yosemite Avenue
- 109/111 South "B" Street



Downtown Madera is a reflection of the adjacent neighborhoods it serves. Very low to moderate income Hispanics are the residents of these neighborhoods and are the primary customer base for downtown businesses. Agencies, such as the Department of Social Services, Workforce Development Office, First Five, Social Security Office and Darin Camarena Health Center are also located in the central business district. All provide services to low income residents.

Prior to dissolution, the former RDA had conducted pre-acquisition on 112/122/126 North "B" Street. When combined with the North "C" Street property, the former RDA would have controlled one-half of a city block.

Development Constraints

The property at 218 East Yosemite Avenue has size limitations as it is a 25' x 150' parcel.

Development Opportunities

The Buenrostro family had 218 East Yosemite Avenue property in escrow; however, they did not meet performance timelines. They still have a strong interest in the site to create an outdoor dining space for the Tijuana Bar and Grill, which is located on the adjacent parcel.

The Workforce Development Office is actively looking for a new office. The lack of suitable sites is causing them to look outside of the central business district. When combined, the "C" Street property and "B" Street lots would create a fully improved 50,250± sf parcel.

A more detailed description of each property is included in Exhibit C.

3. **East Yosemite Avenue Corridor**

- 1321 East Yosemite Avenue
- 1399 East Yosemite Avenue
- 1401 East Yosemite Avenue
- 1403 East Yosemite Avenue
- 1405 East Yosemite Avenue
- 1407 East Yosemite Avenue



Significant public and private investment has occurred in the area. The Crossroads Shopping Center is at 75% build-out and four (4) homes have been built at the Successor Housing Agency owned Sugar Pine Village Subdivision. The 40,000± sf Pavilion Shopping Center and a 65-unit apartment complex are in the preliminary planning stages. The initial plan called for the acquisition/demolition of all of the properties from Yosemite Christian Center to Tozer Street. The primary intent was to construct a second travel lane on westbound Yosemite Avenue (State Highway 145). Presently, the properties north of Yosemite Avenue are dominated by vacant buildings, substandard houses and incompatible land uses. They detract from the development occurring on the south side of Yosemite Avenue.

Development Constraints

Most of the properties lack curb, gutter and streetlights. Parcel depth varies from 100 to 230 feet. The properties are bordered by a state highway to the south and the Fresno River to the north. Development proposals will require approval from the City, Caltrans, MID, Bureau of Reclamation, Department of Fish and Game and possibly the Army Corps of Engineers.

Development Opportunities

Location, location, location!!! Yosemite Avenue is the eastern entrance to the City. In addition, recent developments have created a significant amount of vehicular traffic. Traveling eastbound, State Route 145/Yosemite Avenue is the primary route for access to eastern Madera County and Yosemite National Park.

A more detailed description of each property is included in Exhibit D.

4. **South “E” Street**

- APN 011-183-002; 004 (“E” and 14th Street)
- APN 011-152-009 (alley)



The properties were initially acquired from Union Pacific Railroad as part of the master planning for the “E” Street corridor. The anticipated use was light manufacturing. The second parcel is an alley.

Development Constraints

The property has an abandoned storm drainage pond, lacks curb and gutter and is 150 feet from the main line of the Union Pacific Railroad. The adjacent property is a former potato shed that has been 80% demolished.

Development Opportunities

At 77,400± sf, the site is large enough to accommodate a number of non-residential uses. The site has great visibility from vehicular traffic on Olive Avenue. The former potato shed closed escrow within the last 90 days. The buyer will be contacted upon approval of the LRPMP.

A more detailed description of each property is included in Attachment E.

Use of Sale Proceeds

Most of the properties in the LRPMP were acquired with proceeds from the 2003 or 2008 Tax Allocation Bonds. Per HSC 34177 (i)

Continue to oversee development of properties until the contracted work has been completed or the contractual obligations of the former redevelopment agency can be transferred to other parties. Bond proceeds shall be used for the purposes for which bonds were sold unless the purposes can no longer be achieved, in which case, the proceeds may be used to defease the bonds.

and HSC 34193.3(c)(1)

Bond proceeds derived from bonds issued on or before December 31, 2010, shall be used for the purposes for which the bonds were sold.

It is proposed that proceeds from land sales be utilized to fund enforceable obligations and tax exempt projects identified in the Five Year Implementation Plan. The properties at 320 South D Street, 100 East 7th Street and 321 South E Street were acquired with tax increment. The property at 100 East 7th Street is dissected by an underground MID Canal that places limitations on the development of the property. By previous action the Successor Agency, Oversight Board and Department of Finance have approved an enforceable obligation (Line 61) for the design of the relocation of this canal. The Oversight Board may determine that remaining bond proceeds would be used to fund the relocation of the canal. At the direction of the Oversight Board, land sale proceeds could either supplement this effort or be given to the County Auditor for distribution to taxing entities.

The properties at 109/111 South B Street were also acquired with tax increment. All remaining acquisitions were funded with bond proceeds.

JET:sb

Original 7/3/13; Revised 6/16/2014; 6/30/2014; 2/9/15



ORRICK, HERRINGTON & SUTCLIFFE LLP
THE ORRICK BUILDING
405 HOWARD STREET
SAN FRANCISCO, CALIFORNIA 94105-2669

tel +1-415-773-5700
fax +1-415-773-5759

WWW.ORRICK.COM

July 7, 2014

John H. Knox
(415) 773-5626
jknox@orrick.com

Brent Richardson
City Attorney
City of Madera
205 W. 4th Street,
Madera, CA 93637

Dear Brent:

You have asked for advice concerning the permitted disposition of proceeds of the sale of certain property (the "Property") by the Successor Agency to the Madera Redevelopment Agency (the "Agency") that was originally acquired with the proceeds of tax exempt bonds issued by the Agency. Specifically, we understand that the Property was acquired with proceeds of the Agency's Subordinate Tax Allocation Bonds, Series 2008A and/or Housing Set-Aside Tax Allocation Bonds, Series 2008B (collectively, the "Bonds"). The Bonds were issued as tax exempt governmental bonds, and as such the use of the proceeds of sale of any bond financed property is restricted by covenants in the Indentures pursuant to which the Bonds were issued (and the associated Tax Certificates) to purposes that will not cause interest on the Bonds to become subject to federal income taxes under the Internal Revenue Code (the "Code"). At the time of issuance, the Issuer certified in the Tax Certificate that it expected to use the projects financed with the proceeds of the Bonds for a governmental purpose for the entire life of the Bonds.

Generally, if property acquired with the proceeds of tax exempt bonds such as the Bonds is sold to a private party (i.e. not another governmental entity), that constitutes a "change in use" for purposes of the Code and requires that certain actions be taken by the issuer of the bonds in order to avoid violating the tax covenants associated with the bonds. Thus, according to the Code and the operative documents, if the Property is sold for all cash consideration, the proceeds of sale may be used for one or more of the following purposes:

1. Payment of the costs of tax exempt eligible items (generally governmental use capital assets) within 2 years of the receipt of the proceeds; or
2. Redemption of Bonds at the earliest possible redemption date (9/1/2019).

The amount of Bonds to be redeemed need not equal to the proportionate amount of Bonds the proceeds of which were used to acquire the Property, but rather all of the sale proceeds of the Property (except the amount, if any used to for another valid tax exempt expenditure within 2 years) must be used to redeem Bonds, even if that results in fewer Bonds being redeemed than were originally issued to finance the Property. However, since the Bonds are not subject to optional



205 W. 4th Street, Madera, California 93637
July 7, 2014
Page 2

redemption prior to September 1, 2019, using sale proceeds of the Property to redeem on that date would require setting up an irrevocable escrow with the sales proceeds within 90 days of the sale date, and filing a notice with the IRS. The escrow would likely incur significant negative arbitrage in the current market. Thus, a better alternative might be to expend the sale proceeds on eligible projects, assuming that is possible under the Dissolution Act and the current state of affairs of the Agency *vis a vis* the Department of Finance.

If you plan to sell the Property on any basis other than an all-cash sale, please let us know as this will change the analysis somewhat. Also, please note that transferring funds to the County for distribution as residual RPTTF to taxing agencies would not be an allowable use of the sale proceeds under the Code or the tax covenants in the bond documents.

I hope the foregoing is helpful to you in connection with this matter. Should you need further information, please contact us. I will be on vacation from the 7th through the 20th, but in my absence you can contact Larry Sobel of our tax department at (213) 612-2421 for assistance.

Best regards,

John H. Knox

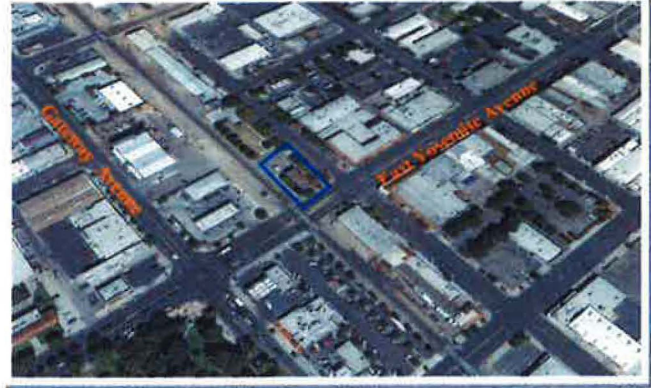
cc: Bob Wilson



City of Madera Successor Agency Long Range Property Management Plan

Exhibit A

Page 1 of 3



Background Information

• Map Reference	#16
• Address	5 E. Yosemite Avenue
• Assessor Parcel Number(s)	007-101-017
• Current Zoning	C-1/C-2 (Heavy Commercial Zone - Central business district)
• Current Use	Microbrew house
• Original Seller	City of Madera
• Original Appraised Value	\$200,000
• Purchase Price	\$200,000
• Primary and Supplemental Funding Sources	Tax Allocation Bond
• <u>Property History</u>	In January 2000 the property was sold to the Madera Redevelopment Agency for \$200,000. The grant deed (attached) stipulates that the use of the property to its owner or tenants only whose primary focus is in providing those direct and incidental services traditionally focused on the needs of the (non-automotive) traveling public. The City has the right to take possession of the property if the Agency defaults.

Parcel Information

• Land Description	
Lot Size	10,000 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	2,379 sf
Construction Type	Class "C", brick
Year Built	
Improvement Date	
Vehicle Parking	On and off site parking

Agency Revenue

Is Agency receiving lease or rental income	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
--	------------------------------	--

for the private use of the property?	
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	N/A

Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Phase I/II EIR 9/7/1990 Asbestos Assessment 8/3/1990
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input checked="" type="checkbox"/>
• Describe any remediation work performed on the property	

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Two Monkeys Brewing Co. was evicted for default on monthly payments.
--	--

Estimate of Current Property Value

<ul style="list-style-type: none"> • <u>Fair Market Value Appraisal</u> No appraisal has been completed. <u>Sales Comparison</u> <u>Income Capitalization Analysis</u> 	
• <u>Estimated Current Value</u>	

Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.	The use of the property required primary focus is in providing those direct and incidental services traditionally focused on the needs of the (non-automotive) traveling public.
• Describe the reuse potential of the	

property in terms of advancing the Successor Agency's planning objectives.	
• Recommended Action:	Governmental Purpose

Recorded in Official Records, Madera County

REBECCA MARTINEZ

Madera County Recorder

CIT Madera City

8/15/2011

2:43 PM

JG

RECORDING REQUESTED BY:
City of Madera

AFTER RECORDING RETURN TO:
Office of the City Clerk
City of Madera
205 W. 4th Street
Madera, CA 93637

Doc#: 2011020904



Titles: 1 Pages: 8

Fees 0.00

Taxes 0.00

Other 0.00

PAID \$0.00

Fee waived per Section 27383 of the Government Code

No Fee Due

No Doc. Tax Due

Deed # 1754


GRANT DEED

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY
ACKNOWLEDGED, **THE CITY OF MADERA**, A MUNICIPAL CORPORATION OF
THE STATE OF CALIFORNIA ("GRANTOR"), DOES HEREBY GRANT TO
MADERA REDEVELOPMENT AGENCY, A PUBLIC BODY, CORPORATE AND
POLITIC ("GRANTEE") THAT CERTAIN REAL PROPERTY SITUATED IN THE
CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA, AND
MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" AND SHOWN ON
EXHIBIT "B", ATTACHED AND HEREBY MADE A PART HEREOF

CITY OF MADERA

Dated: August 10, 2011

By:


Robert L. Poythress, Mayor

Attach Notary Acknowledgement

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of land situate in Section 24, Township 11 South, Range 17 East, Mount Diablo Base and Meridian, County of Madera, State of California, being Parcel 1 and Parcel 2, of Parcel Map 90-P-12, recorded September 10, 1991 in Book 38, at Pages 94 and 95, records of said County. Said Parcel Map 90-P-12, sheet 2 of 2, is attached hereto as Exhibit "B"

Together with all rights, claim, title and interest, if any, excepting mineral rights as herein before reserved.

Also reserving unto the Southern Pacific Transportation Company its successors and assigns an easement for communication purposes, over, on, under and across said Parcel 1 and said Parcel 2. Said easement being a strip of land 10 feet wide lying 5.0 feet on each side of the center line of the existing fiber optics communication cable as delineated on said Parcel Map 90-P-12.

Also reserving unto the Southern Pacific Transportation Company, its successors and assigns an easement for power and communication purposes over, on, under and across said Parcel 1, said Parcel 2. Said easement being a strip of land 10.00 feet wide lying 5.0 feet on each side of the center line of existing pole lines as delineated on said Parcel Map 90-P-12.

Also reserving unto Southern Pacific Transportation Company all interests in land reserved to said Company in a deed Recorded September 12, 1991 as Document No. 9122929.

Also reserving unto the City of Madera, its successors and assigns, an easement for streetscape and landscape purposes, over, on, under and across said Parcel 1 and said Parcel 2. Said easement being a strip of land 16.00 feet wide lying adjacent to the easterly line of said Parcel 1 and said Parcel 2 and said line also being the westerly line of North "E" Street as delineated on said Parcel Map 90-P-12.

APN 007-101-016 and APN 007-101-017

38/95

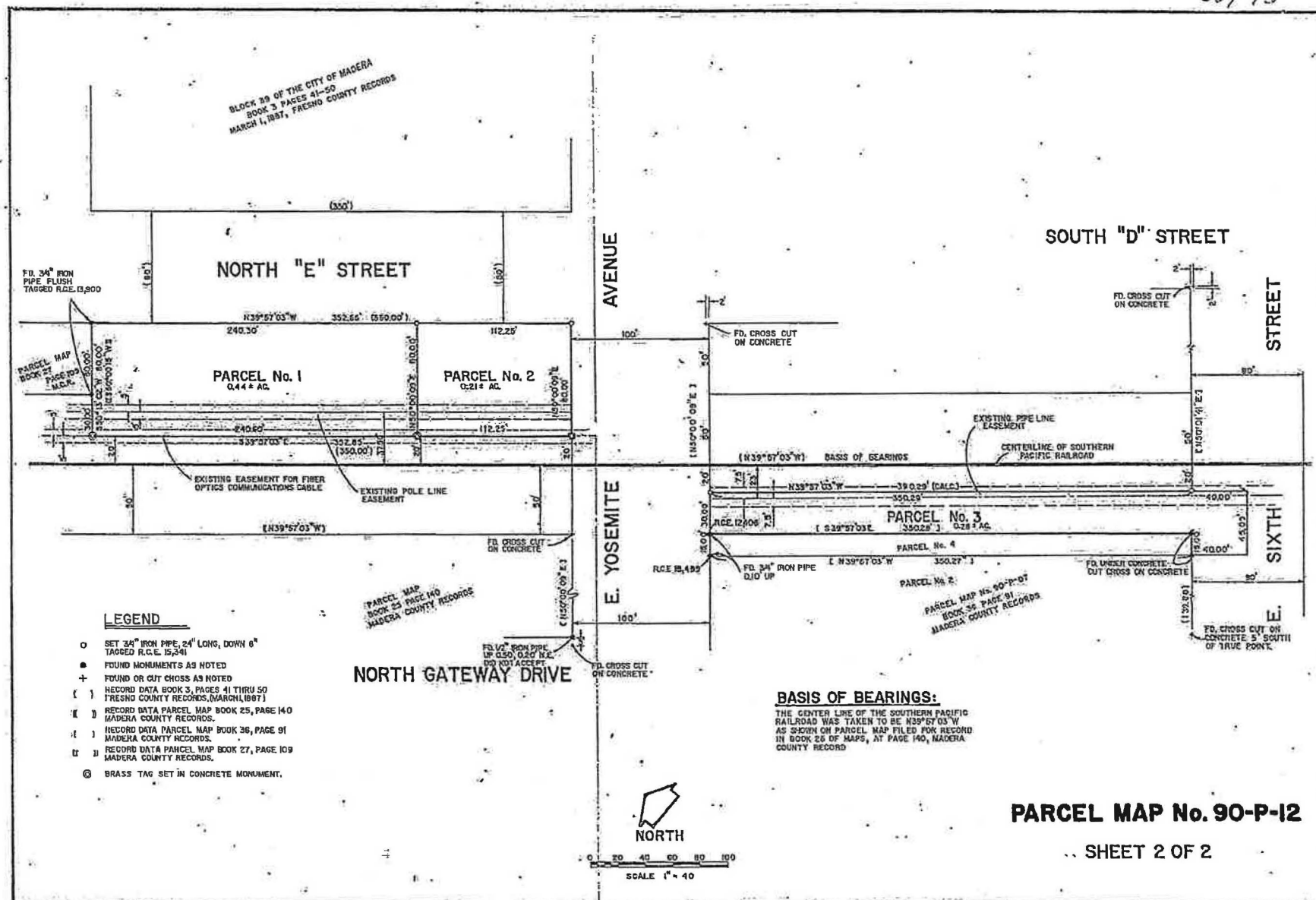


EXHIBIT "B"

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

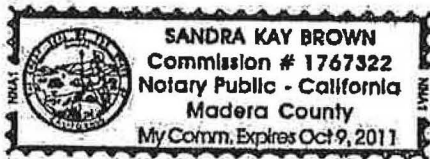
County of Madera

On August 10, 2011 before me, **Sandra Kay Brown**, Notary Public, personally appeared **Robert L. Poythress**

who proved to me on the basis of satisfactory evidence
be the person(s) whose names(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of
the State of California that the foregoing paragraph is true
and correct.

WITNESS my hand and official seal.



Signature Sandra Kay Brown
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

The information below is not required by law

Description of Attached Document

Title or Type of Document: **Grant Deed (APN 007-101-016 and APN 007-101-017)**

Document Date: **August 10, 2011** Number of Pages: **3**

Signer(s) Other Than Named Above: **None**

CERTIFICATE OF ACCEPTANCE
(Government Code 27281)

This is to certify that the interest in real property conveyed by the Grant Deed attached hereto and dated August 10, 2011 from the **City of Madera, a Municipal Corporation of the State of California**, (Grantor) to the **Madera Redevelopment Agency**, a public body, corporate and politic, (Grantee) is hereby accepted by the undersigned officer or agent on behalf of the **Madera Redevelopment Agency** pursuant to authority conferred by Resolution Number MRA-1487 of the Madera Redevelopment Agency adopted on August 10, 2011 and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: August 10, 2011

Madera Redevelopment Agency

By: 
Robert L. Poythress, Chairperson

ATTEST:


Sandi Brown, Agency Secretary



/sb

120 No E/5 E. Yosemite
APN: 007-101-016; 007-101-017

CERTIFIED

RESOLUTION No. MRA-1487

A RESOLUTION OF THE MADERA REDEVELOPMENT AGENCY, ACCEPTING PROPERTY LOCATED AT 428 EAST YOSEMITE AVENUE, 5 EAST YOSEMITE AVENUE AND 120 NORTH 'E' STREET TO BE CONVEYED FROM THE CITY OF MADERA AND AUTHORIZING THE CHAIRPERSON TO EXECUTE ALL AGREEMENTS AND DOCUMENTS RELATED THERETO AND ACCEPT THE PROPERTY ON BEHALF OF THE MADERA REDEVELOPMENT AGENCY

WHEREAS, the City of Madera ("City") is the owner of real property, generally located at 428 East Yosemite Avenue, 5 East Yosemite Avenue and 120 North 'E' Street and desires to convey such property to the Madera Redevelopment Agency ("Agency"); and

WHEREAS, there is no possibility that the conveyance of these properties will cause a significant environmental impact; and

WHEREAS, given the nature of the land use, Agency has a legal interest in the properties to be acquired; and

WHEREAS, a Grant Deed which is on file in the Office of the City Clerk and referred to for full particulars, has been prepared which includes a legal description of the Property and provides for the conveyance of the Properties; and

WHEREAS, the Madera Redevelopment Agency Board has reviewed the Grant Deed and determined that the Grant Deed will allow the Agency to acquire property currently owned by the City of Madera without cost to the Agency, and therefore the acceptance of the Grant Deed for the properties is in the best interest of the citizens of the City of Madera.

NOW, THEREFORE THE MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA, hereby finds, determines, resolves and orders as follows:

1. The recitals listed above are true and correct.


2. The Properties offered to the Agency by the City are hereby accepted.
3. The Chairperson is authorized to accept the Properties on behalf of the Madera Redevelopment Agency.
4. This resolution is effective immediately upon adoption.

PASSED AND ADOPTED by the Madera Redevelopment Agency this 10th day of August, 2011, by the following vote:

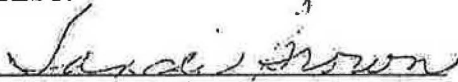
AYES: Agency Members Poythress, Frazier, Bompreszi, Medellin and Svanda

NOES: None


ABSENT: None


Robert L. Poythress, Chairperson

ATTEST:


Sandi Brown, Agency Secretary

Approved as to Legal Form:


J. Brent Richardson, Interim General Counsel





CERTIFIED COPY

I hereby certify that the foregoing is a true and correct copy of Resolution MRA-1487 adopted by the Madera Redevelopment Agency Board at a regular meeting thereof held on August 10, 2011.

Date: August 15, 2011.



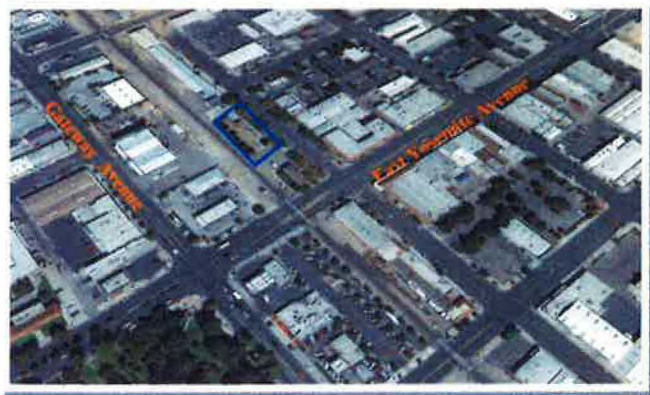

Sandi Brown, Agency Secretary



City of Madera Successor Agency Long Range Property Management Plan

Exhibit A

Page 1 of 3



Background Information

• Map Reference	#16
• Address	120 North E Street
• Assessor Parcel Number(s)	007-101-016
• Current Zoning	C-1/C-2 (Heavy Commercial Zone - Central business district)
• Current Use	Chamber of Commerce
• Original Seller	City of Madera
• Original Appraised Value	\$200,000
• Purchase Price	\$200,000
• Primary and Supplemental Funding Sources	Tax Allocation Bond
• <u>Property History</u>	In January 2000 the property was sold to the Madera Redevelopment Agency for \$200,000. The grant deed (attached) stipulates that the use of the property to its owner or tenants only whose primary focus is in providing those direct and incidental services traditionally focused on the needs of the (non-automotive) traveling public. The City has the right to take possession of the property if the Agency defaults.

Parcel Information

• Land Description	
Lot Size	18,200 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	2,002 sf
Construction Type	Class "C", brick
Year Built	
Improvement Date	
Vehicle Parking	On and off site parking

Agency Revenue

Is Agency receiving lease or rental income	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
--	---	-----------------------------

for the private use of the property?	
If Yes, indicate amount of Agency's annual rent/lease income	\$100/month
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	Renter: Chamber of Commerce Term: Renews Annually, \$1,200/month \$100 per month is paid in lieu of the remainder being in cash, the Lessee may pay for such remainder by providing services to the Lessor.

Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Phase I/II EIR Testing 9/7/1990 Asbestos Testing 8/3/1990
• If Yes, describe the current environmental condition of the site	Asbestos removed when building was rehabbed in 2002
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input checked="" type="checkbox"/>
• Describe any remediation work performed on the property	

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	It is anticipated that the Chamber of Commerce will continue to occupy 120 N. E Street.
--	---

Estimate of Current Property Value

<ul style="list-style-type: none"> • Fair Market Value Appraisal No appraisal has been completed. <u>Sales Comparison</u> <u>Income Capitalization Analysis</u> 	
• Estimated Current Value	

Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.	The use of the property required primary focus is in providing those direct and incidental services traditionally focused on the needs of
---	---

	the (non-automotive) traveling public.
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	
• Recommended Action:	Governmental Purpose

Recorded In Official Records, Madera County

REBECCA MARTINEZ

Madera County Recorder

CIT Madera City

8/15/2011

2:43 PM

JG

RECORDING REQUESTED BY:
City of Madera

AFTER RECORDING RETURN TO:
Office of the City Clerk
City of Madera
205 W. 4th Street
Madera, CA 93637

Doc#: 2011020904



Titles: 1 Pages: 8

Fees 0.00

Taxes 0.00

Other 0.00

PAID \$0.00

Fee waived per Section 27383 of the Government Code

No Fee Due

No Doc. Tax Due

Doc # 1754

GRANT DEED

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY
ACKNOWLEDGED, **THE CITY OF MADERA**, A MUNICIPAL CORPORATION OF
THE STATE OF CALIFORNIA ("GRANTOR"), DOES HEREBY GRANT TO
MADERA REDEVELOPMENT AGENCY, A PUBLIC BODY, CORPORATE AND
POLITIC ("GRANTEE") THAT CERTAIN REAL PROPERTY SITUATED IN THE
CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA, AND
MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" AND SHOWN ON
EXHIBIT "B", ATTACHED AND HEREBY MADE A PART HEREOF

CITY OF MADERA

Dated: August 10, 2011

By:


Robert L. Poythress, Mayor

Attach Notary Acknowledgement

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of land situate in Section 24, Township 11 South, Range 17 East, Mount Diablo Base and Meridian, County of Madera, State of California, being Parcel 1 and Parcel 2, of Parcel Map 90-P-12, recorded September 10, 1991 in Book 38, at Pages 94 and 95, records of said County. Said Parcel Map 90-P-12, sheet 2 of 2, is attached hereto as Exhibit "B"

Together with all rights, claim, title and interest, if any, excepting mineral rights as herein before reserved.

Also reserving unto the Southern Pacific Transportation Company its successors and assigns an easement for communication purposes, over, on, under and across said Parcel 1 and said Parcel 2. Said easement being a strip of land 10 feet wide lying 5.0 feet on each side of the center line of the existing fiber optics communication cable as delineated on said Parcel Map 90-P-12.

Also reserving unto the Southern Pacific Transportation Company, its successors and assigns an easement for power and communication purposes over, on, under and across said Parcel 1, said Parcel 2. Said easement being a strip of land 10.00 feet wide lying 5.0 feet on each side of the center line of existing pole lines as delineated on said Parcel Map 90-P-12.

Also reserving unto Southern Pacific Transportation Company all interests in land reserved to said Company in a deed Recorded September 12, 1991 as Document No. 9122929.

Also reserving unto the City of Madera, its successors and assigns, an easement for streetscape and landscape purposes, over, on, under and across said Parcel 1 and said Parcel 2. Said easement being a strip of land 16.00 feet wide lying adjacent to the easterly line of said Parcel 1 and said Parcel 2 and said line also being the westerly line of North "E" Street as delineated on said Parcel Map 90-P-12.

APN 007-101-016 and APN 007-101-017

38/95

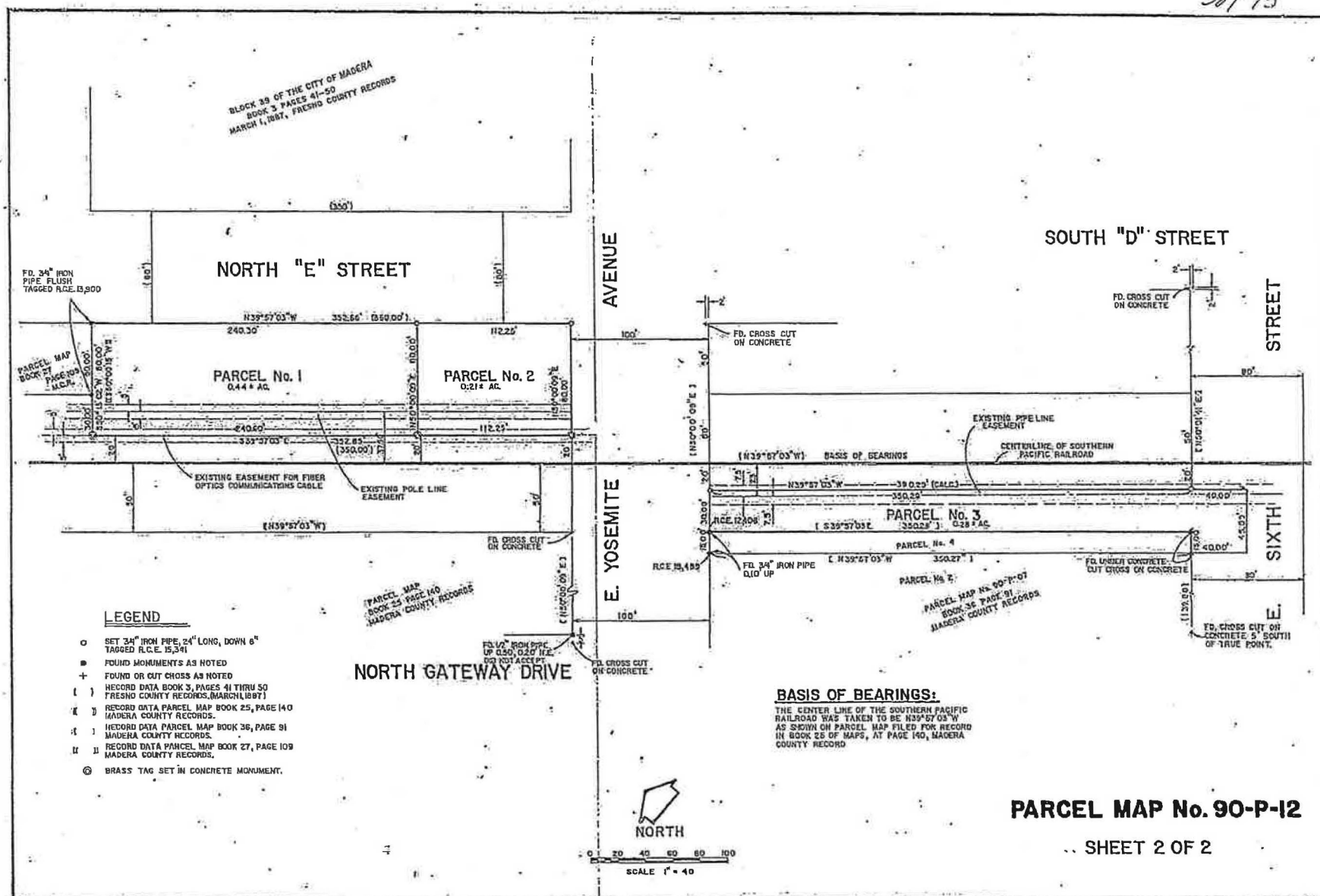


EXHIBIT "B"

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

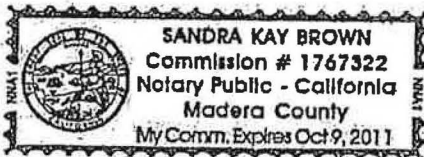
County of Madera

On August 10, 2011 before me, **Sandra Kay Brown**, Notary Public, personally appeared **Robert L. Poythress**

who proved to me on the basis of satisfactory evidence
be the person(s) whose names(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of
the State of California that the foregoing paragraph is true
and correct.

WITNESS my hand and official seal.



Signature Sandra Kay Brown
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

The information below is not required by law

Description of Attached Document

Title or Type of Document: **Grant Deed (APN 007-101-016 and APN 007-101-017)**

Document Date: **August 10, 2011** Number of Pages: **3**

Signer(s) Other Than Named Above: **None**

CERTIFICATE OF ACCEPTANCE
(Government Code 27281)

This is to certify that the interest in real property conveyed by the Grant Deed attached hereto and dated August 10, 2011 from the **City of Madera, a Municipal Corporation of the State of California**, (Grantor) to the **Madera Redevelopment Agency**, a public body, corporate and politic, (Grantee) is hereby accepted by the undersigned officer or agent on behalf of the **Madera Redevelopment Agency** pursuant to authority conferred by Resolution Number MRA-1487 of the Madera Redevelopment Agency adopted on August 10, 2011 and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: August 10, 2011

Madera Redevelopment Agency

By: 
Robert L. Poythress, Chairperson

ATTEST:


Sandi Brown, Agency Secretary



/sb

120 No E/5 E. Yosemite

APN: 007-101-016; 007-101-017

CERTIFIED

RESOLUTION No, MRA-1487

A RESOLUTION OF THE MADERA REDEVELOPMENT AGENCY, ACCEPTING PROPERTY LOCATED AT 428 EAST YOSEMITE AVENUE, 5 EAST YOSEMITE AVENUE AND 120 NORTH 'E' STREET TO BE CONVEYED FROM THE CITY OF MADERA AND AUTHORIZING THE CHAIRPERSON TO EXECUTE ALL AGREEMENTS AND DOCUMENTS RELATED THERETO AND ACCEPT THE PROPERTY ON BEHALF OF THE MADERA REDEVELOPMENT AGENCY

WHEREAS, the City of Madera ("City") is the owner of real property, generally located at 428 East Yosemite Avenue, 5 East Yosemite Avenue and 120 North 'E' Street and desires to convey such property to the Madera Redevelopment Agency ("Agency"); and

WHEREAS, there is no possibility that the conveyance of these properties will cause a significant environmental impact; and

WHEREAS, given the nature of the land use, Agency has a legal interest in the properties to be acquired; and

WHEREAS, a Grant Deed which is on file in the Office of the City Clerk and referred to for full particulars, has been prepared which includes a legal description of the Property and provides for the conveyance of the Properties; and

WHEREAS, the Madera Redevelopment Agency Board has reviewed the Grant Deed and determined that the Grant Deed will allow the Agency to acquire property currently owned by the City of Madera without cost to the Agency, and therefore the acceptance of the Grant Deed for the properties is in the best interest of the citizens of the City of Madera.

NOW, THEREFORE THE MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA, hereby finds, determines, resolves and orders as follows:

1. The recitals listed above are true and correct.

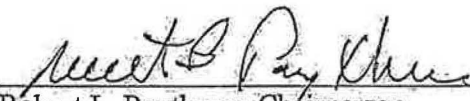
2. The Properties offered to the Agency by the City are hereby accepted.
3. The Chairperson is authorized to accept the Properties on behalf of the Madera Redevelopment Agency.
4. This resolution is effective immediately upon adoption.

PASSED AND ADOPTED by the Madera Redevelopment Agency this 10th day of August, 2011, by the following vote:

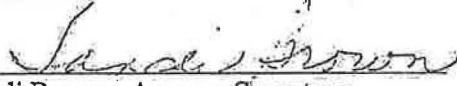
AYES: Agency Members Poythress, Frazier, Bomprezzi, Medellin and Svanda

NOES: None


ABSENT: None


Robert L. Poythress, Chairperson

ATTEST:


Sandi Brown, Agency Secretary

Approved as to Legal Form:


J. Brent Richardson, Interim General Counsel





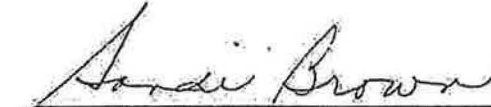
Madera
Redevelopment
Agency

CERTIFIED COPY

I hereby certify that the foregoing is a true and correct copy of Resolution MRA-1487 adopted by the Madera Redevelopment Agency Board at a regular meeting thereof held on August 10, 2011.

Date: August 15, 2011.




Sandi Brown, Agency Secretary



Background Information

• Map Reference	#14
• Address	103 Grove Street
• Assessor Parcel Number(s)	012-015-001
• Current Zoning	R1
• Current Use	Open space on remnant lot
• Original Seller	Bradley W. Knisely
• Original Appraised Value	
• Purchase Price	\$20,000
• Primary and Supplemental Funding Sources	Tax Allocation Bond
• <u>Property History</u>	The residential vacant lot was purchased by the Agency to acquire ROW for the widening of Olive Avenue. The resulting remnant lot was developed into an open community space. By request from DOF on May 13, 2013 the Agency Oversight Board reconsidered the the conveyed grant deed to City of Madera and made findings that the property is being used for a governmental purpose.

Parcel Information

• Land Description	
Lot Size	10,125
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	0
Building Area	Public Open Space
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)			
• If Yes, describe the current environmental condition of the site			
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input checked="" type="checkbox"/>
• Describe any remediation work performed on the property			

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	
--	--

Estimate of Current Property Value

<ul style="list-style-type: none">• <u>Fair Market Value Appraisal</u> <u>Sales Comparison</u> <u>Income Capitalization Analysis</u>
• <u>Estimated Current Value</u>

Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.	None
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	
• Recommended Action:	Governmental Purpose



Background Information

• Map Reference	#17 - Floor plan attached
• Address	428 E. Yosemite Avenue
• Assessor Parcel Number(s)	007-165-019
• Current Zoning	C1 Light Commercial(central business district)
• Current Use	Governmental Office - Code Enforcement & RDA
• Original Seller	Oberti-Alessini Investments
• Original Appraised Value	\$1,050,000
• Purchase Price	\$1,050,000
• Primary and Supplemental Funding Sources	Tax Allocation Bonds
• Property History <p>The property was acquired by the Madera Redevelopment Agency on December 19, 2008 and improvements totaling \$1,600,000 were completed April 1, 2011. Prior to rehabilitation the on-site building was originally the Bank of America, then the State Employment Development Department, and later a church. Currently the building houses the City of Madera Neighborhood Revitalization Department and the City of Madera Successor Agency to the Former Redevelopment Agency. A use floor plan is attached which shows office space by department. The purchase and rehabilitation for governmental use was accomplished with public use non-taxable tax allocation bonds.</p>	

Parcel Information

• Land Description	
Lot Size	37,849 SF
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	8,685 SF
Construction Type	Concrete Building
Year Built	1968
Improvement Date	April 1, 2011
Vehicle Parking	On Site 56 Spaces

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Asbestos Survey Inspection
• If Yes, describe the current environmental condition of the site	Asbestos removed at renovation
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Property to be transferred to City; Governmental use H&SC Section 34181(a)
--	--

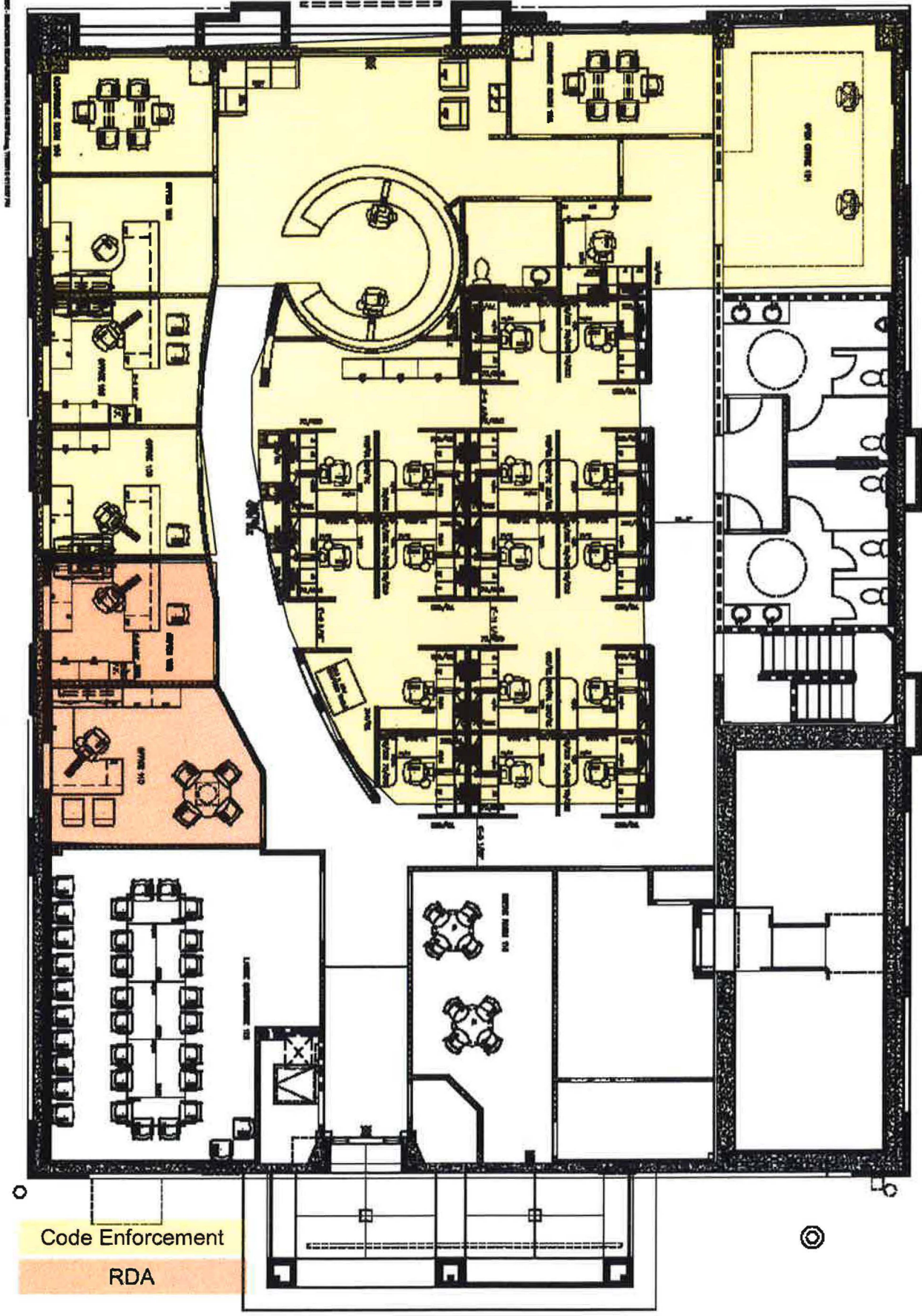
Estimate of Current Property Value

• Fair Market Value Appraisal \$1,700,000 <u>Sales Comparison</u> <u>Income Capitalization Analysis</u>	
• Estimated Current Value \$1,700,000	

Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.	A bus stop is located in front of the building
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	
• Recommended Action:	Governmental Purpose

Code Enforcement and RDA Office
428 East Yosemite Avenue
Floor Plan Use





City of Madera Successor Agency Long Range Property Management Plan

Exhibit A

Page 1 of 2



Background Information

• Map Reference	
• Address	300 South G Street
• Assessor Parcel Number(s)	010-162-001
• Current Zoning	Religious Facility
• Current Use	Church
• Original Seller	Silviano Andrade & Celia Gonzales
• Original Appraised Value	\$265,000
• Purchase Price	\$312,520
• Primary and Supplemental Funding Sources	RPTTF
• <u>Property History</u> Formerly belonged to the Catholic Church	

Parcel Information

• Land Description	
Lot Size	22,500 sf
Topography	Flat
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	3,124
Construction Type	Wood Frame / Stucco Exterior
Year Built	1978
Improvement Date	
Vehicle Parking	18 Spaces

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

Environmental

- Have any environmental tests or assessments been performed on the property?

Yes ☒ No ☐

- If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Asbestos Survey

- If Yes, describe the current environmental condition of the site

- Has the property been designated as a "Brownfield" site?

Yes ☐ No ☒

- If No, would the property qualify for such a Brownfield designation?

Yes ☐ No ☒ Unknown ☐

- Describe any remediation work performed on the property

None

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

State Courthouse Contractor interested in short term lease for storage of materials.

Estimate of Current Property Value

- **Fair Market Value Appraisal**

\$265,000.00

Sales Comparison

Income Capitalization Analysis

- **Estimated Current Value**

\$312,520.00

Reuse Assessment and Recommended Plan

- Describe the property's potential transit-oriented development.

No

- Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

County Offices

- Recommended Action:

Transfer to County of Madera for future governmental use.



Background Information

• Map Reference	#10
• Address	100 East 7 th Street
• Assessor Parcel Number(s)	007-184-023
• Current Zoning	C-2
• Current Use	Vacant building
• Original Seller	Madera Printing and Publishing Company
• Original Appraised Value	\$950,000
• Purchase Price	\$950,000
• Primary and Supplemental Funding Sources	Tax Increment
• <u>Property History</u>	
	1948-1953: Automotive Sales and Repair
	1963-2009: Madera Tribune

Parcel Information

• Land Description	
Lot Size	28,000 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	One
Building Area	16,180 sf
Construction Type	Concrete block wall
Year Built	1948
Improvement Date	1948
Vehicle Parking	40±

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

Environmental

• Have any environmental tests or assessments been performed on the property?

Yes ☒

No ☐

• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Phase I EIR and Asbestos Survey, 07/2008
 Phase II EIR, 01/2009

• If Yes, describe the current environmental condition of the site

Presence of asbestos

• Has the property been designated as a "Brownfield" site?

Yes ☐

No ☒

• If No, would the property qualify for such a Brownfield designation?

Yes ☐

No ☒

Unknown ☐

• Describe any remediation work performed on the property

None

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

Several prospective buyers have looked at the building, but none resulted in an offer to purchase.

Estimate of Current Property Value

• Fair Market Value Appraisal

Sales Comparison

Income Capitalization Analysis

• Estimated Current Value

An appraisal conducted in April 2012 placed the value at \$245,000.

Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.

None

• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

The first scenario would be to sell the property "as is" to Evan's Feed and Livestock Supply. They are a successful locally-owned business operating at capacity. To expand their

on-site storage they have strong interest in the railroad property at E and 9th Streets.

The second scenario has the potential to generate a significant amount of property and sales tax revenue for local taxing entities. This scenario would require the expenditure of remaining bond proceeds on the following activities.

- Building Demolition - \$40,000
- Property Acquisition (Four(4) Parcels) - \$250,000
- Canal Relocation - \$780,000

This would ultimately create the opportunity for 40,000-50,000 sf in new construction; however, there would be a high element of risk.

• **Recommended Action:**

Liquidate property at fair market value.



City of Madera Successor Agency Long Range Property Management Plan

Exhibit B

Page 1 of 3



Background Information

• Map Reference	#9
• Address	320 South D Street
• Assessor Parcel Number(s)	007-184-010
• Current Zoning	C-1
• Current Use	Vacant building and lot
• Original Seller	Madera Printing and Publishing Company
• Original Appraised Value	\$74,000
• Purchase Price	\$74,000
• Primary and Supplemental Funding Sources	Tax Increment
• <u>Property History</u> Storage	

Parcel Information

• Land Description	
Lot Size	35,000 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	One
Building Area	3,750 sf
Construction Type	Steel
Year Built	Pre-1950
Improvement Date	Unknown
Vehicle Parking	None

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

Environmental

• Have any environmental tests or assessments been performed on the property?

Yes ☒

No ☐

• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Phase I EIR and Asbestos Survey, 07/2008
Phase II EIR, 01/2009

• If Yes, describe the current environmental condition of the site

Presence of asbestos

• Has the property been designated as a "Brownfield" site?

Yes ☐

No ☒

• If No, would the property qualify for such a Brownfield designation?

Yes ☐

No ☒

Unknown ☐

• Describe any remediation work performed on the property

None

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

None

Estimate of Current Property Value

• Fair Market Value Appraisal

Sales Comparison

Income Capitalization Analysis

• Estimated Current Value

\$44,703

Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.

None

• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

The reuse of this property will be influenced by what happens with the former Tribune. In any event, the vacant steel building on the parcel should be demolished. This could be accomplished in

conjunction with the demolition project associated with the new DA/Probation office. On the plus side, a large parcel in the central business district offers great potential. On the negative side, the property has been in this condition for over forth (40) years.

• Recommended Action:

Liquidate property at fair market value.



Background Information

• Map Reference	#10
• Address	321 South E Street
• Assessor Parcel Number(s)	007-184-024
• Current Zoning	C-2
• Current Use	Vacant lot
• Original Seller	Madera Printing and Publishing Company
• Original Appraised Value	\$74,000
• Purchase Price	\$74,000
• Primary and Supplemental Funding Sources	Tax Increment
• <u>Property History</u> Part of Tribune property	

Parcel Information

• Land Description	
Lot Size	17,500 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	Vacant lot
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

Environmental

- Have any environmental tests or assessments been performed on the property?

Yes ☒ No ☐

- If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Phase I EIR and Asbestos Survey, 07/2008
Phase II EIR, 01/2009

- If Yes, describe the current environmental condition of the site

- Has the property been designated as a "Brownfield" site?

Yes ☐ No ☒

- If No, would the property qualify for such a Brownfield designation?

Yes ☐ No ☒ Unknown ☐

- Describe any remediation work performed on the property

None

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

None

Estimate of Current Property Value

- **Fair Market Value Appraisal**

Sales Comparison

Income Capitalization Analysis

- **Estimated Current Value**

\$44,703

Reuse Assessment and Recommended Plan

- Describe the property's potential transit-oriented development.

None

• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	The reuse of this property will be influenced by what happens with the former Tribune building on the adjacent parcel. A large parcel in the central business district offers great potential.
• Recommended Action:	Liquidate property at fair market value.



City of Madera Successor Agency Long Range Property Management Plan

Exhibit B

Page 1 of 3



Background Information

• Map Reference	#19
• Address	(no street address)
• Assessor Parcel Number(s)	011-011-005 and 011-011-006
• Current Zoning	Industrial
• Current Use	Vacant lot
• Original Seller	Union Pacific Railroad Company
• Original Appraised Value	\$118,722
• Purchase Price	\$118,722
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u>	
The property has been under successive railroad ownership for many decades.	

Parcel Information

• Land Description	
Lot Size	21,287± sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual	\$	

rent/lease income	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
Environmental	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Phase I and Phase II EIR/Borings-Soil Sampling, 2/2008
• If Yes, describe the current environmental condition of the site	Clean
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	None
Previous Development Proposals	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None
Estimate of Current Property Value	
<p>• <u>Fair Market Value Appraisal</u></p> <p><u>Sales Comparison</u></p> <p><u>Income Capitalization Analysis</u></p>	
<p>• <u>Estimated Current Value</u> Based on October 3, 2012 appraisal, the property is valued at \$36,250.</p>	
Reuse Assessment and Recommended Plan	
• Describe the property's potential transit-oriented development.	NA
• Describe the reuse potential of the	The property is adjacent to the storage yard of Evan's Feed

property in terms of advancing the
Successor Agency's planning objectives.

and Livestock Supply. They have expressed preliminary
interest in the site and will be contacted upon approval of the
LRPMP. Absent a deal with Evans, the reuse of the property
will be impacted by what happens with the former Tribune
building.

• Recommended Action:

Liquidate property at fair market value.



Background Information

• Map Reference	#7
• Address	218 East Yosemite Avenue
• Assessor Parcel Number(s)	007-161-006
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Fleming/Salter
• Original Appraised Value	\$113,000
• Purchase Price	\$113,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Bar	

Parcel Information

• Land Description	
Lot Size	3,750 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	Vacant lot
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

Environmental

• Have any environmental tests or assessments been performed on the property?

Yes ☒ No ☐

• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Asbestos Survey, 5/2001

• If Yes, describe the current environmental condition of the site

• Has the property been designated as a "Brownfield" site?

Yes ☐ No ☒

• If No, would the property qualify for such a Brownfield designation?

Yes ☐ No ☒ Unknown ☐

• Describe any remediation work performed on the property

Asbestos removed

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

Approved sales agreement with Buenrostro family.

Estimate of Current Property Value

• **Fair Market Value Appraisal**

\$18,750

Sales Comparison

Income Capitalization Analysis

• **Estimated Current Value**

\$18,750

Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.

None

• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

The Successor Agency/Oversight Board approved the sale of the property to the Buenrostro family in August 2012. The owners desired to expand the restaurant component of their

business. The agreement required that within 90 days they had to obtain construction financing and building permits. They failed to meet these requirements and the agreement has terminated.

Given the irregular shape and small size, the property would be difficult to develop by anybody other than adjacent property owners (Buenrostro or Perez). Buenrostro is the most obvious as the restaurant is experiencing some growth. He will be contacted following approval of the LRPMP.

• **Recommended Action:**

Liquidate property at fair market value.



City of Madera Successor Agency Long Range Property Management Plan

Exhibit C

Page 1 of 3



Background Information

• Map Reference	#8
• Address	121/125/129 North C Street
• Assessor Parcel Number(s)	007-112-015 and 007-112-014
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Marathon Properties
• Original Appraised Value	\$225,000
• Purchase Price	\$225,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u>	
The property was a parking lot for activities held at Griffin Hall.	

Parcel Information

• Land Description	
Lot Size	22,500 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	Vacant lot
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$	

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

Environmental

• Have any environmental tests or assessments been performed on the property?

Yes ☐

No ☒

• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

• If Yes, describe the current environmental condition of the site

• Has the property been designated as a "Brownfield" site?

Yes ☐

No ☒

• If No, would the property qualify for such a Brownfield designation?

Yes ☐

No ☒

Unknown ☐

• Describe any remediation work performed on the property

None

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

A private developer submitted plans for a ten (10) unit apartment complex that never went through the planning process.

Estimate of Current Property Value

• Fair Market Value Appraisal

Sales Comparison

Income Capitalization Analysis

• Estimated Current Value

\$112,500 (\$5.00 psf)

Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.

None

• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

The property has been in its current state for over forty (40) years. During a majority of that time there was a covenant that prevented the sale or development of the

property. That covenant is no longer in place.

The acquisition of 112/122/126 North B Street would have increased the size of the property to 48,750 sf. This would require the expenditure of remaining bond proceeds. The problem is that the B Street properties were appraised in 2007 at the height of the real estate boom. Values have probably declined by 30-40%; however, the property owners will be fixed on the 2007 values.

Over the past ten (10) years most of the new construction in the "central business district" has been driven by the public sector or the Darin Camarena Health Centers. This is in spite of the fact the vacancy rate is lower than other areas of the City. The tenants tend to be small, family-owned businesses and Sears is the only national chain located in the downtown area. This creates a scenario whereby the City/taxing entities may not realize an immediate return on investment.

• Recommended Action:

Liquidate property at fair market value.



Background Information

• Map Reference	#12 and #13
• Address	109/111 South B Street
• Assessor Parcel Number(s)	007-165-011 and 007-165-010
• Current Zoning	C-1
• Current Use	Parking lot
• Original Seller	Hernandez/Kyoji and Kiyoko Michioka
• Original Appraised Value	\$220,000/\$172,000
• Purchase Price	\$220,000/\$172,000
• Primary and Supplemental Funding Sources	Tax Increment
• <u>Property History</u>	
	Foster Parker Insurance/Dale's Camera
	County Mental Health/Darin Camarena Family Health

Parcel Information

• Land Description	
Lot Size	11,700 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	Vacant lot
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
Environmental	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	109 South B - Asbestos Survey, 4/2009 111 South B – Asbestos Survey, 3/2010
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a “Brownfield” site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	Asbestos removed
Previous Development Proposals	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Sale of property to Darin Camarena approved on September 1, 2012
Estimate of Current Property Value	
<ul style="list-style-type: none"> • <u>Fair Market Value Appraisal</u> \$67,500 <u>Sales Comparison</u> <u>Income Capitalization Analysis</u> 	
<ul style="list-style-type: none"> • <u>Estimated Current Value</u> \$67,500 	
Reuse Assessment and Recommended Plan	
• Describe the property’s potential transit-oriented development.	None
• Describe the reuse potential of the property in terms of advancing the Successor Agency’s planning objectives.	By previous action, the Successor Agency and Oversight Board approved the sale of 109/111 South B Street to Darin Camarena Family Health Centers. They intend to construct

City of Madera Successor Agency
Long Range Property Management Plan
Address: 109/111 So. B Street

Page 3 of 3

4,500± sf of administrative offices.

• Recommended Action:

The property was sold to Darin Camarena Health Center. A parking lot was constructed on a portion of the property.



City of Madera Successor Agency Long Range Property Management Plan

Exhibit D

Page 1 of 3



Background Information

• Map Reference	#3
• Address	1321 East Yosemite Avenue, Madera, CA 93638
• Assessor Parcel Number(s)	007-142-001
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Isidrio and Alicia Sandoval
• Original Appraised Value	\$180,000
• Purchase Price	\$205,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Single-family residence	

Parcel Information

• Land Description	
Lot Size	4,138 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

Environmental

- Have any environmental tests or assessments been performed on the property?

Yes ☒

No ☐

- If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Asbestos Survey, 12/007

- If Yes, describe the current environmental condition of the site

- Has the property been designated as a "Brownfield" site?

Yes ☐

No ☒

- If No, would the property qualify for such a Brownfield designation?

Yes ☐

No ☒

Unknown ☐

- Describe any remediation work performed on the property

Asbestos survey performed prior to demolition; no asbestos was detected.

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

None

Estimate of Current Property Value

- Fair Market Value Appraisal

Sales Comparison

Income Capitalization Analysis

- Estimated Current Value

\$20,690 (\$5.00 psf)

Reuse Assessment and Recommended Plan

- Describe the property's potential transit-oriented development.

N/A

- Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are primarily substandard structures, abandoned buildings and incompatible land uses. New developments south of Yosemite

Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.

• **Recommended Action:**

A portion of the property will be used for the future widening of Yosemite Avenue. The remainder will be sold at fair market value.



City of Madera Successor Agency Long Range Property Management Plan

Exhibit D

Page 1 of 3



Background Information

• Map Reference	#5
• Address	1399 East Yosemite Avenue, Madera, CA 93638
• Assessor Parcel Number(s)	008-143-018
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Alice G. Lovine
• Original Appraised Value	\$174,000
• Purchase Price	\$174,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Single-family residence	

Parcel Information

• Land Description	
Lot Size	6,120 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual	\$	

rent/lease income	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
Environmental	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Asbestos Survey, 7/2008
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	Asbestos survey conducted prior to demolition detected amounts of asbestos that was removed when the substandard building was demolished.
Previous Development Proposals	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None
Estimate of Current Property Value	
• <u>Fair Market Value Appraisal</u> <u>Sales Comparison</u> <u>Income Capitalization Analysis</u>	
• <u>Estimated Current Value</u> \$30,600 (\$5.00 psf)	
Reuse Assessment and Recommended Plan	
• Describe the property's potential transit-oriented development.	N/A
• Describe the reuse potential of the property in terms of advancing the	Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are

Successor Agency's planning objectives.	primarily substandard structures, abandoned buildings and incompatible land uses. New developments south of Yosemite Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.
• Recommended Action:	A portion of the property will be used for the future widening of Yosemite Avenue. The remainder will be sold at fair market value.



City of Madera Successor Agency Long Range Property Management Plan

Exhibit D

Page 1 of 3



Background Information

• Map Reference	#1
• Address	1401 East Yosemite Avenue, Madera, CA 93638
• Assessor Parcel Number(s)	008-143-019
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Rosalva Arteaga
• Original Appraised Value	\$200,000
• Purchase Price	\$200,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Single-family residence	

Parcel Information

• Land Description	
Lot Size	5,250 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual	\$	

rent/lease income	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
Environmental	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Asbestos Survey, 12/2007
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	Asbestos survey conducted prior to demolition detected amounts of asbestos that was removed when the substandard building was demolished.
Previous Development Proposals	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None
Estimate of Current Property Value	
<ul style="list-style-type: none"> • <u>Fair Market Value Appraisal</u> <p><u>Sales Comparison</u></p> <p><u>Income Capitalization Analysis</u></p>	
<ul style="list-style-type: none"> • <u>Estimated Current Value</u> \$26,250 (\$5.00 psf) 	
Reuse Assessment and Recommended Plan	
• Describe the property's potential transit-oriented development.	N/A
• Describe the reuse potential of the property in terms of advancing the	Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are

Successor Agency's planning objectives.	primarily substandard structures, abandoned buildings and incompatible land uses. New developments south of Yosemite Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.
• Recommended Action:	A portion of the property will be used for the future widening of Yosemite Avenue. The remainder will be sold at fair market value.



Background Information

• Map Reference	#2
• Address	1403 East Yosemite Avenue, Madera, CA 93638
• Assessor Parcel Number(s)	008-143-020
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Christobal and Rosalva Arteaga
• Original Appraised Value	\$52,500
• Purchase Price	\$52,500
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Single-family residence	

Parcel Information

• Land Description	
Lot Size	5,244 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual	\$	

rent/lease income	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
Environmental	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Asbestos Survey, 12/2007
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	Asbestos survey performed prior to demolition; no asbestos was detected.
Previous Development Proposals	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None
Estimate of Current Property Value	
• <u>Fair Market Value Appraisal</u> <u>Sales Comparison</u> <u>Income Capitalization Analysis</u>	
• <u>Estimated Current Value</u> \$26,250 (\$5.00 psf)	
Reuse Assessment and Recommended Plan	
• Describe the property's potential transit-oriented development.	N/A
• Describe the reuse potential of the property in terms of advancing the	Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are primarily substandard structures, abandoned buildings and

Successor Agency's planning objectives.	incompatible land uses. New developments south of Yosemite Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.
• Recommended Action:	A portion of the property will be used for the future widening of Yosemite Avenue. The remainder will be sold at fair market value.



Background Information

• Map Reference	#6
• Address	1405 East Yosemite Avenue, Madera, CA 93638
• Assessor Parcel Number(s)	008-143-021
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Francisco Candido
• Original Appraised Value	\$32,000
• Purchase Price	\$42,640
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Single-family residence	

Parcel Information

• Land Description	
Lot Size	5,310 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

Environmental

- Have any environmental tests or assessments been performed on the property?

Yes ☒

No ☐

- If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Asbestos Survey, 6/2010

- If Yes, describe the current environmental condition of the site

- Has the property been designated as a "Brownfield" site?

Yes ☐

No ☒

- If No, would the property qualify for such a Brownfield designation?

Yes ☐

No ☒

Unknown ☐

- Describe any remediation work performed on the property

Asbestos survey performed prior to demolition; no asbestos was detected.

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

None

Estimate of Current Property Value

- Fair Market Value Appraisal

Sales Comparison

Income Capitalization Analysis

- Estimated Current Value

\$26,550

Reuse Assessment and Recommended Plan

- Describe the property's potential transit-oriented development.

N/A

- Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are primarily substandard structures, abandoned buildings and incompatible land uses. New developments south of Yosemite

Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.

• Recommended Action:

A portion of the property will be used for the future widening of Yosemite Avenue. The remainder will be sold at fair market value.



City of Madera Successor Agency Long Range Property Management Plan

Exhibit D

Page 1 of 3



Background Information

• Map Reference	#4
• Address	1407 East Yosemite Avenue, Madera, CA 93638
• Assessor Parcel Number(s)	008-143-003
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Jesus and Martha Saucedo
• Original Appraised Value	\$100,000
• Purchase Price	\$100,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Single-family residence	

Parcel Information

• Land Description	
Lot Size	5,377 sf
Topography	Slightly below grade
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual	\$	

rent/lease income	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
Environmental	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Asbestos Survey, 2/2007
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	Asbestos survey performed prior to demolition; no asbestos was detected.
Previous Development Proposals	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None
Estimate of Current Property Value	
<p>• <u>Fair Market Value Appraisal</u></p> <p><u>Sales Comparison</u></p> <p><u>Income Capitalization Analysis</u></p>	
<p>• <u>Estimated Current Value</u> \$26,885 (\$5.00 psf)</p>	
Reuse Assessment and Recommended Plan	
• Describe the property's potential transit-oriented development.	N/A
• Describe the reuse potential of the property in terms of advancing the	Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are primarily substandard structures, abandoned buildings and

Successor Agency's planning objectives.	incompatible land uses. New developments south of Yosemite Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.
• Recommended Action:	A portion of the property will be used for the future widening of Yosemite Avenue. The remainder will be sold at fair market value.



City of Madera Successor Agency Long Range Property Management Plan

Exhibit E

Page 1 of 3



Background Information

• Map Reference	#18
• Address	(no street address)
• Assessor Parcel Number(s)	011-183-002 and 004, 011-152-009
• Current Zoning	Industrial
• Current Use	Vacant lot/Abandoned Storm Drainage Pond
• Original Seller	Union Pacific Railroad Company
• Original Appraised Value	\$435,021
• Purchase Price	\$435,021
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u>	Temporary storm drainage pond (privately owned).

Parcel Information

• Land Description	
Lot Size	78,000 sf
Topography	Mostly level
Known Drainage Issues	Basin needs fill
Known Ground Stability Issues	
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual	\$	

rent/lease income	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
Environmental	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Phase I and Phase II EIR/Borings-Soil Sampling, 2/2008
• If Yes, describe the current environmental condition of the site	Clean
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	None
Previous Development Proposals	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	E Street Master Plan
Estimate of Current Property Value	
• Fair Market Value Appraisal <u>Sales Comparison</u> <u>Income Capitalization Analysis</u>	
• Estimated Current Value \$120,000	
Reuse Assessment and Recommended Plan	
• Describe the property's potential transit-oriented development.	None
• Describe the reuse potential of the	These properties were originally acquired as part of a plan to

property in terms of advancing the Successor Agency's planning objectives.

realign E Street sixty to sixty-five feet to the west. This would create an opportunity to construct a linear park from 9th Street to Olive Avenue and create more developable interior lots. The re-opening of the Pitman Grain Mill and the dissolution of redevelopment means this plan is no longer feasible. The nearby former Potato Shed was recently sold. The buyer will be contacted upon the approval of the LRPMP.

• Recommended Action:

Liquidate property at fair market value.



City of Madera Successor Agency Long Range Property Management Plan

Exhibit F

Page 1 of 3

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Background Information

• Map Reference	See Parcel Maps attached
• Address	N/A
• Assessor Parcel Number(s) • Parcel Maps Attached	008-093-026 Median Island – see map 08-09 008-093-027 Median Island – see map 08-09 008-093-028 Sawmill Street – see map 08-09 008-120-051 Storm Pond – see map 08-12 008-120-052 Drysdale Way see map 08-12 008-022-036 Street or ROW – see map 08-02 008-023-012 Street or ROW – see map 08-02 008-142-037 Street or ROW see map 08-14 sheet 3 of 3 008-142-041 Street or ROW see map 08-14 sheet 3 of 3 008-142-067 Percy Street see map 08-14 sheet 3 of 3 008-143-001 Street or ROW see map 08-14 Sheet 2 of 3 008-043-022 Santa Fe Street see map 08-04 008-082-056 Street see map 08-08 008-082-057 Street see map 08-08 008-082-069 Street see map 08-08
• Current Zoning	N/A
• Current Use	City Infrastructure – parcel maps attached
• Original Seller	
• Original Appraised Value	
• Purchase Price	
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> All these parcels represent streets, ROW, storm ponds and median islands that need to be deeded to the city. Maps are attached for all parcels.	

Parcel Information

• Land Description	
Lot Size	N/A
Topography	N/A

Known Drainage Issues	N/A
Known Ground Stability Issues	N/A
• Building Description	
No. of Buildings	N/A
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Date	N/A
Vehicle Parking	N/A

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input checked="" type="checkbox"/>
• Describe any remediation work performed on the property	N/A

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	N/A
--	-----

Estimate of Current Property Value

• Fair Market Value Appraisal No appraisals have been completed on these parcels. <u>Sales Comparison</u> N/A

Income Capitalization Analysis

N/A

• **Estimated Current Value**

N/A

Reuse Assessment and Recommended Plan

- Describe the property's potential transit-oriented development.

N/A

- Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

N/A

- Recommended Action:

Governmental Purpose

EXH F, pg 1 of 7

SUGAR PINE ESTATES

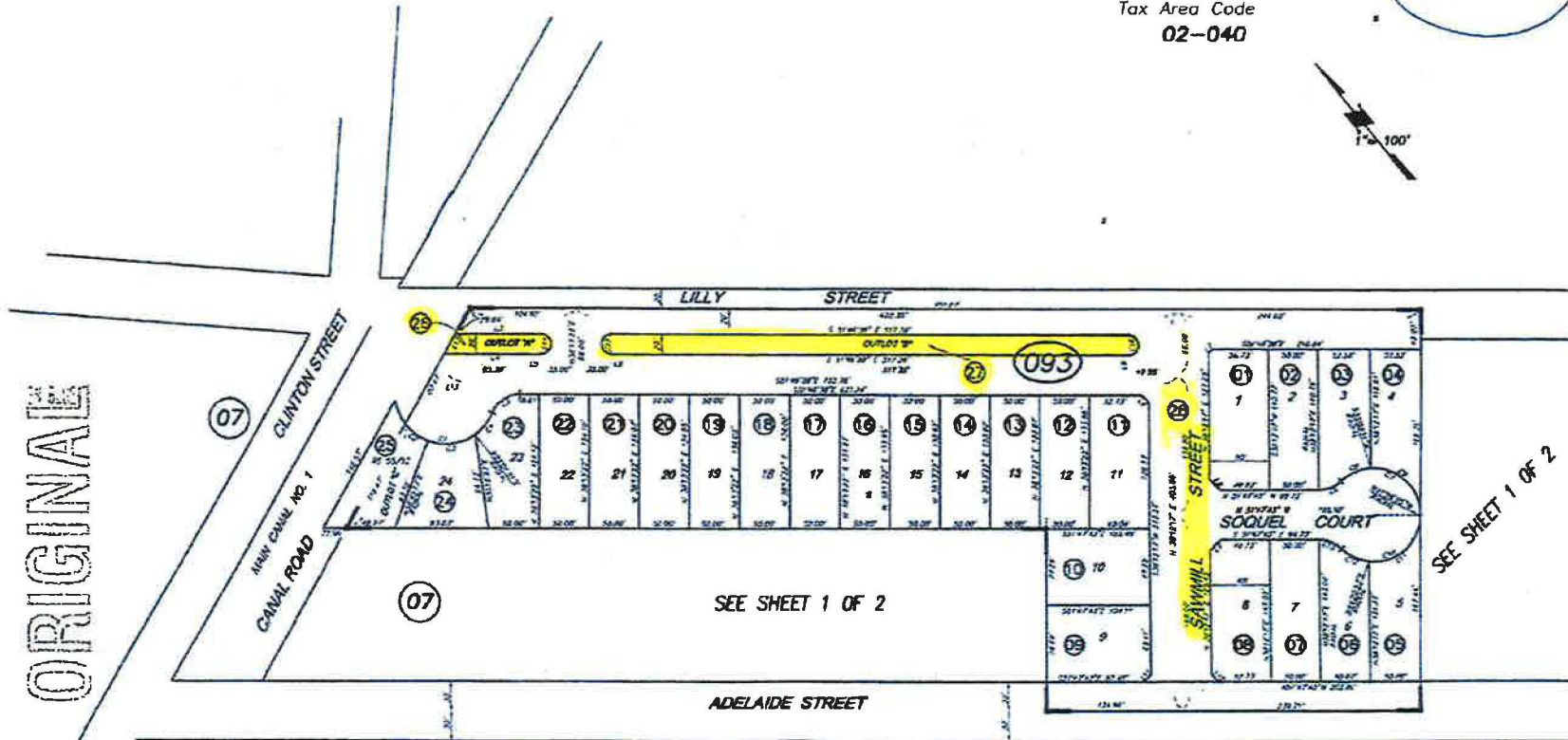
M.B. VOL. 49 PGS. 41-45

Tax Area Code
02-040

08-09
SHEET 2 of 2



ORIGINAL



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	255.54	50.00	102.94°	184.36	S89°46'30"E
C2	18.20	50.00	10.29°	35.40	S89°46'30"E
C3	44.20	50.00	25.72°	39.00	S89°46'30"E
C4	77.69	50.00	47.10°	50.36	S89°46'30"E
C5	111.58	50.00	67.28°	61.63	S89°46'30"E
C6	145.67	50.00	87.29°	72.83	S89°46'30"E
C7	180.00	50.00	107.17°	83.91	S89°46'30"E
C8	214.54	50.00	126.94°	94.89	S89°46'30"E
C9	249.27	50.00	146.61°	105.78	S89°46'30"E
C10	284.18	50.00	166.19°	116.58	S89°46'30"E
C11	319.27	50.00	185.69°	127.29	S89°46'30"E
C12	354.54	50.00	205.12°	137.91	S89°46'30"E
C13	389.98	50.00	224.49°	148.45	S89°46'30"E
C14	425.59	50.00	243.81°	158.91	S89°46'30"E
C15	461.37	50.00	263.09°	169.29	S89°46'30"E
C16	497.32	50.00	282.34°	179.59	S89°46'30"E
C17	533.44	50.00	301.56°	189.81	S89°46'30"E
C18	569.73	50.00	320.75°	199.95	S89°46'30"E
C19	606.19	50.00	339.91°	209.99	S89°46'30"E
C20	642.82	50.00	359.04°	219.99	S89°46'30"E

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

Assessor's Map No. 08-09
Sheet 2 of 2
Madera Unified
City of Madera
County of Madera, Calif.
2001

MAP FOR:

008-093-026
008-093-027
008-093-028

Exh F, pg 2 of 7

ORIGINAL

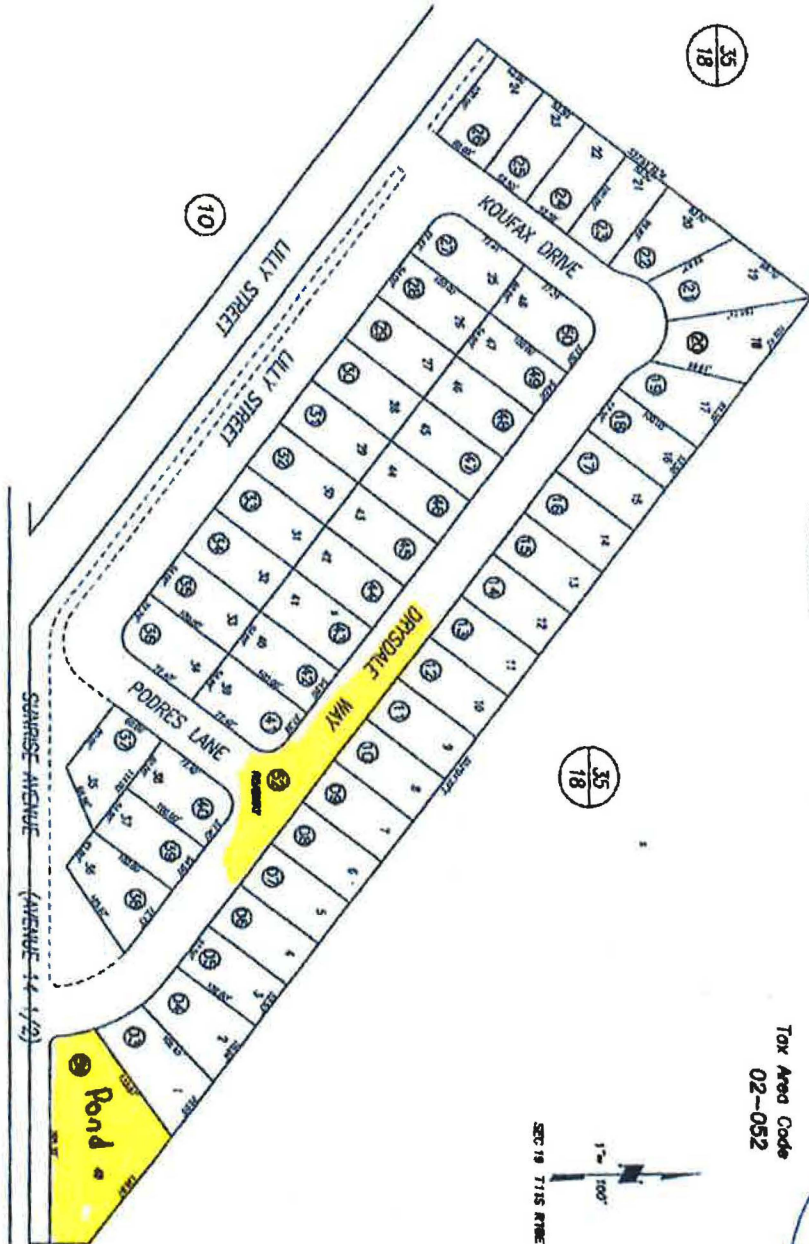
NE 1/4 SEC. 19, T.11S., R.18E., M.D.B.&M.
VISTA DEL SIERRA
100' 30' 00" 15' 00" 15' 00"

Tax Area Code
02-052

08-12

SEC. 19, T.11S. R.18E.

1" = 100'



NOTE: This map is for assessment purposes only and is not for the establishment of legal boundaries. It is subject to change without notice and is not a warranty of title or of the accuracy of the information shown.

Assessor's Office, 401 E. Main Street, Madera, CA 93601

Assessor's Map No. 08-12
Madera Unified
City of Madera
County of Madera, Calif.
1990

MAP FOR:
008-120-051
008-120-052

Exh F, pg 3 of 7

08-02

PEARL ADDN.
M.B. 4-111

YOSEMITE ADDN.
M.B. 2-23

07
14

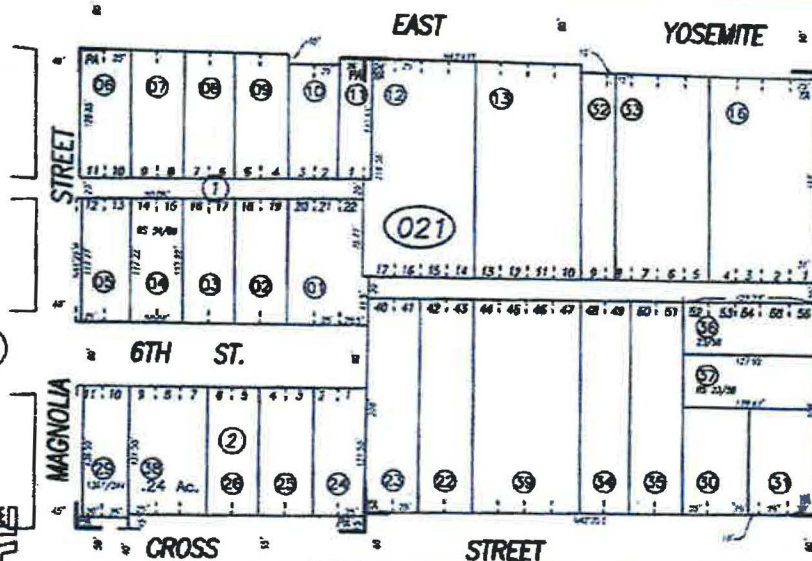
RIO VISTA ADDN.
M.B. 5-12

WOOLLEY ADDN.

M.B. 4-70 F.C.R.
AND SUBDIVISION OF BLOCKS 1, 3, 33, 34, 44 & 45
M.B. 4-73 F.C.R.

Tax Area Code
02-040

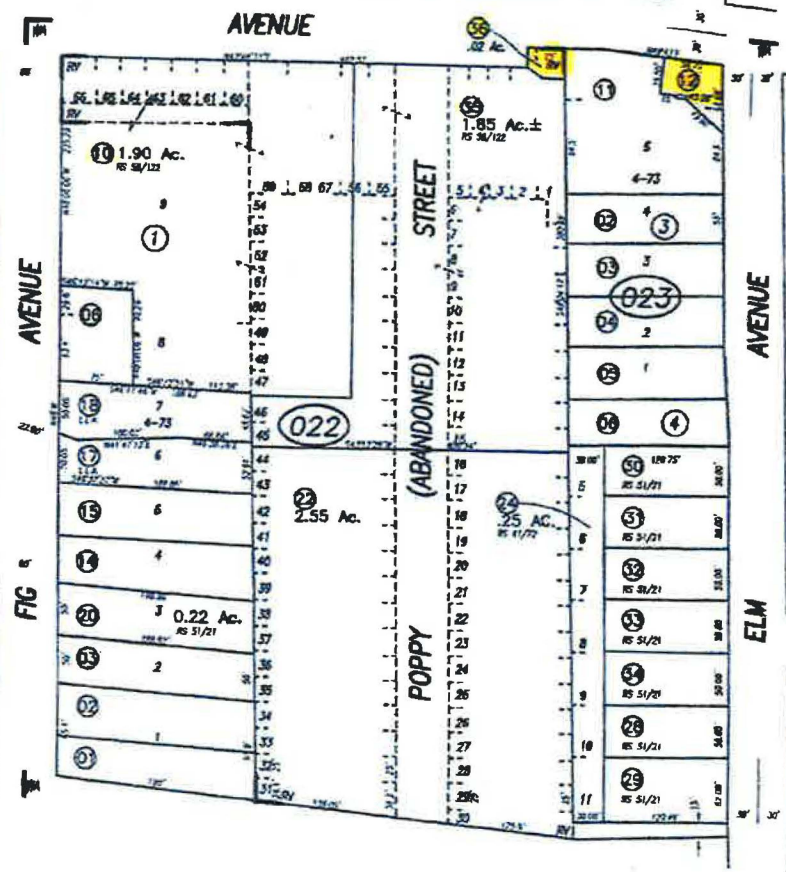
ORIGINAL



NOTE: Assessor's Block Numbers Shown in Ellipse.
Assessor's Parcel Numbers Shown in Circle.

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

Assessor's Map No. 08-02
Madera Unified
City of Madera
County of Madera, Calif.
1956



MAP FOR:

008-022-036
008-023-012

Exh F, pg 4 of 7

ORIGINAL

SEC. 18 T.11S. 9E. M.D.B.&M.

SEE SHEET 2 OF 3

Tax Area Code
02-038
02-040

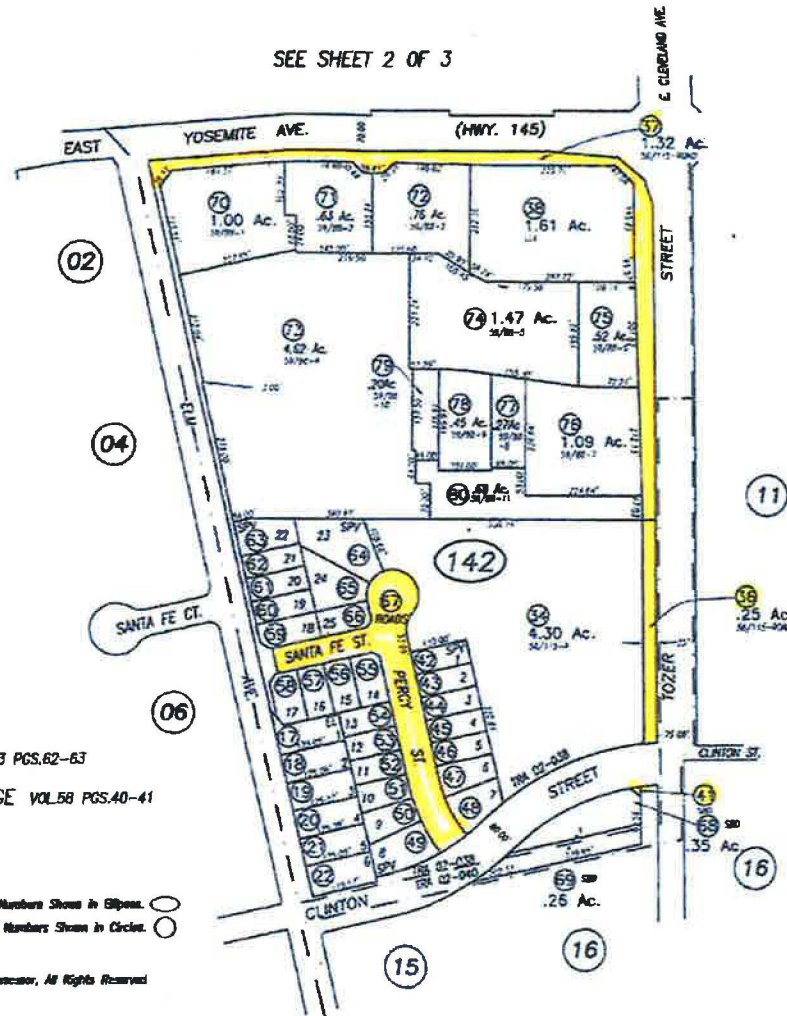
08-14
SHEET 3 of 3

ELM ESTATES VOL.43 PGS.62-63
SUGAR PINE VILLAGE VOL.58 PGS.40-41

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

NOTE: Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

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MAP FOR
008-142-037
008-142-041
008-142-067

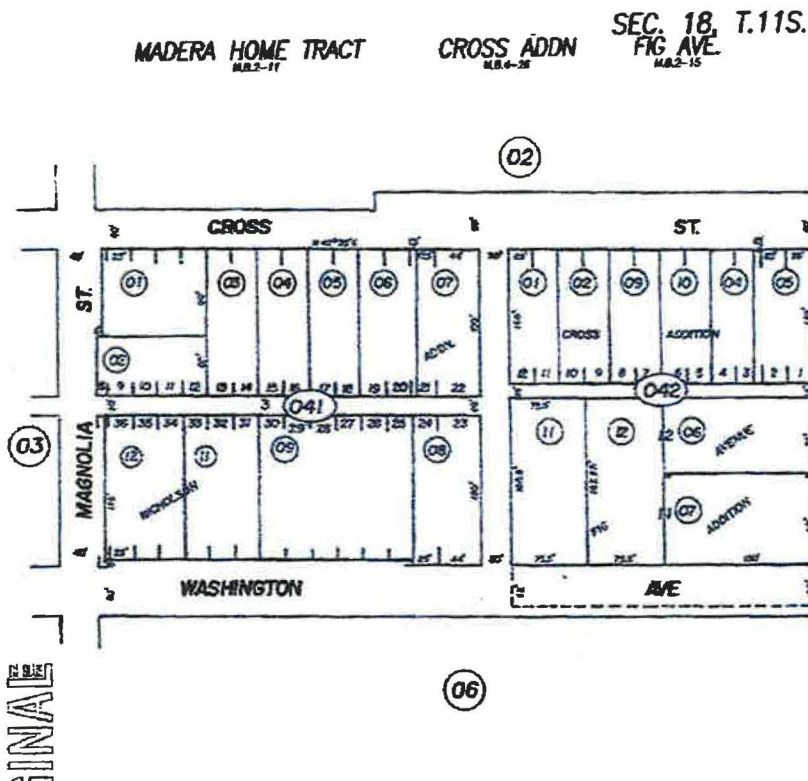
Assessor's Map No. 08-14
Sheet 3 of 3
Madera Unified School Dist.
City of Madera
County of Madera, Calif.
1990

Exh F, pg 6 of 7

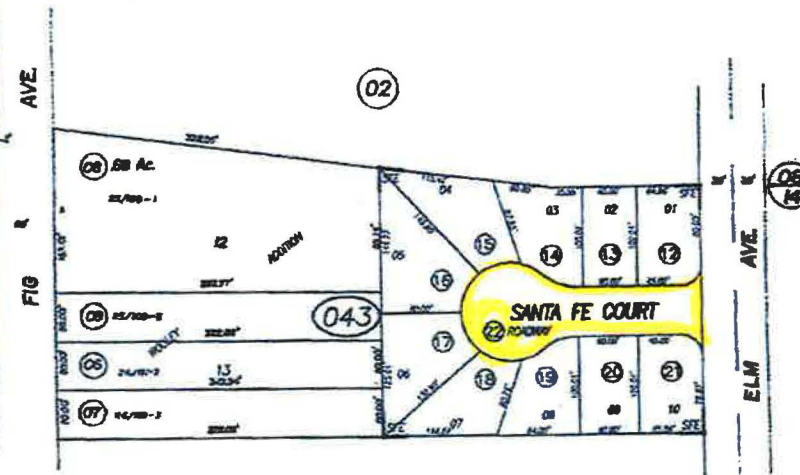
ORIGINAL

08-04-12
08-04-11
08-04-10

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NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.



Assessor's Map No. 08-04
Madera Unified
City of Madera
County of Madera, Calif.

Tax Area Code
02-040



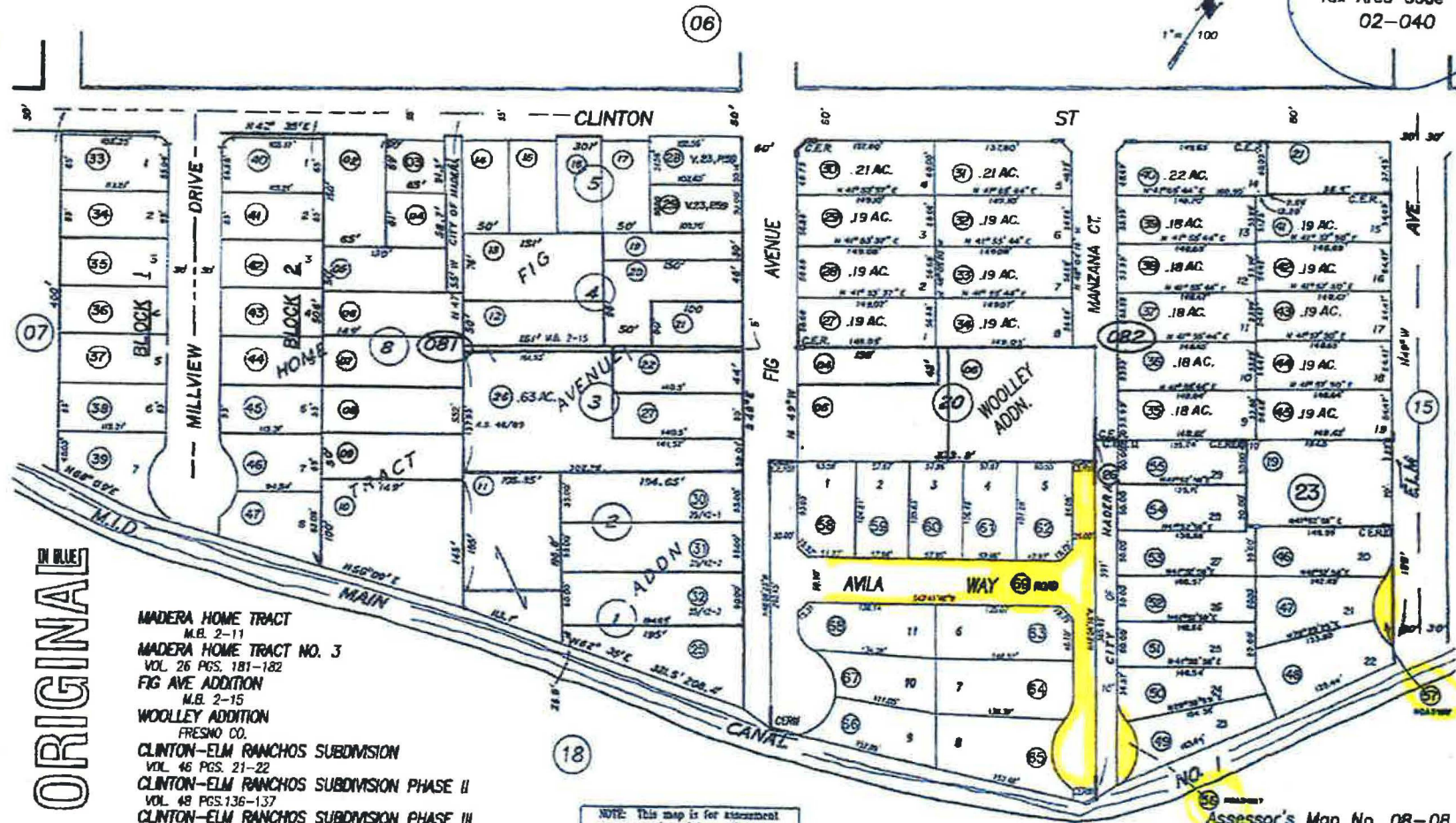
08-04

MAP FOR
008-043-022

Exh F, pg 7 of 7

SEC. 18 & 19 T11S. R18E.

08-08
Tax Area Code
02-040



ORIGINAL

MADERA HOME TRACT
M.B. 2-11
MADERA HOME TRACT NO. 3
VOL. 26 PGS. 181-182
FIG AVE ADDITION
M.B. 2-15
WOOLLEY ADDITION
FRESNO CO.
CLINTON-ELM RANCHOS SUBDIVISION
VOL. 46 PGS. 21-22
CLINTON-ELM RANCHOS SUBDIVISION PHASE II
VOL. 48 PGS. 136-137
CLINTON-ELM RANCHOS SUBDIVISION PHASE III
VOL. 51 PGS. 62-63

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

Assessor's Map No. 08-08
Madera Unified
City of Madera
County of Madera, Calif.
1956

MAP FOR:
008-082-056
008-082-057
008-082-069

CERTIFIED COPY

STATE OF CALIFORNIA)
COUNTY OF MADERA)
CITY OF MADERA)

I, Claudia Mendoza, Recording Secretary for the Successor Agency of the City of Madera, California, acting as Recording Secretary to the Oversight Board, do hereby certify that Resolution No. OB 15-03 was duly adopted by the Oversight Board of the Successor Agency to the former Madera Redevelopment Agency at a regular meeting thereof held on the 17th day of February 2015 by the following vote:

AYES: Board Members Manfredi, Farinelli, Robinson and Kahn

NOES: None

ABSTAIN: None

ABSENT: Board Members Wilson, Massetti and Horal

Date: February 18, 2015



Claudia Mendoza, Agency Recording Secretary
City of Madera Successor Agency