OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PALMDALE

RESOLUTION NO. OB 2015 - 007

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE TRANSFERRING PROPERTY OF THE SUCCESSOR AGENCY TO THE CITY OF PALMDALE

THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE HEREBY FINDS, DETERMINES, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. The Community Redevelopment Agency (the "Agency") was a redevelopment agency in the City of Palmdale (the "City"), duly created pursuant to the California Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) (the "CRL") and the Agency was responsible for the administration of redevelopment activities within the City; and

Section 2. Section 33220 of the CRL provides that certain public bodies may aid and cooperate in the planning, undertaking, construction or operation of redevelopment projects and Section 33445 of the CRL authorized the former Redevelopment Agency to pay the value of the land for a publicly owned facility, provided that certain findings are made by the legislative body.

Section 3. On May 23, 1991, the City Council of the City of Palmdale approved Resolution No. 91-105, making the findings required under Section 33445 of the CRL and approving the former Redevelopment Agency's payment of the cost of the land located at 817, 817 ½, 819, and 819 ½ East Avenue Q-9 (APN 3009-015-932) (further described on Exhibit A) ("Governmental Use Property") for expansion of the City's civic center and City Hall.

Section 4. On May 23, 1991, the Redevelopment Agency of the City of Palmdale approved Resolution No. 21-91, making the findings required under Section 33445 of the CRL and approving the former Redevelopment Agency's payment of the cost of the land for the Governmental Use Property to facilitate the expansion of the City's civic center and City Hall (a copy of Resolution Numbers 91-105 and 21-91, and the corresponding staff report are attached as Exhibit B).

Section 5. The former Redevelopment Agency continued to hold title to the Governmental Use Property, while it was being used for civic center purposes.

Section 6. By operation of Assembly Bill No. 26 (2011-2012 1st Ex. Sess.) as amended by Assembly Bill No. 1484 (2011-2012 Regular Session) (collectively, the "Dissolution Bills"), the Community Redevelopment Agency of the City of Palmdale (the "former Redevelopment Agency") was dissolved on February 1, 2012.

Section 7. Pursuant to the Dissolution Bills, the City Council of the City of Palmdale adopted Resolution No. CC 2012-002 on January 4, 2012, electing to be the Successor Agency to the Community Redevelopment Agency of the City of Palmdale (the "Successor Agency"), which is a legal entity that exists separate and independent of the City of Palmdale.

Section 8. The Successor Agency is the current owner of the Governmental Use Property.

Section 9. Health and Safety Code 34181(a) states "that the oversight board may direct the successor agency to transfer ownership of those assets that were constructed and used for a governmental purpose…to the appropriate public jurisdiction."

Section 10. Pursuant to its obligations under the Dissolution Bills, the Successor Agency adopted Resolution No. SA 2015-013 on September 2, 2015 directing the transfer of the Governmental Use Property to the City upon direction of the Oversight Board and approval of the transfer by the California Department of Finance.

Section 11. The City of Palmdale is the appropriate public jurisdiction to assume ownership of the Governmental Use Property as authorized by Health & Safety Code section 34181(a).

Section 12. Pursuant to Section 15301 of the State CEQA Guidelines, the transfer of the Governmental Use Property is exempt from environmental review under CEQA because the transfer will result in a continuation of an existing facility involving no expansion of use and is therefore exempt from environmental review.

Section 13. All other legal prerequisites to the adoption of this Resolution have occurred.

Section 14. The Oversight Board of the Successor Agency has received and heard all oral and written objections to the transfer of the Governmental Use Property to the City of Palmdale, and all such oral and written objections are hereby overruled.

Section 15. The Oversight Board hereby finds and determines that the foregoing recitals are true and correct.

Section 16. A duly noticed public meeting having been held, in conformance with Section 34181 of the Dissolution Bills, the Oversight Board hereby approves and confirms the Successor Agency's adoption of Resolution No. SA 2015-013.

Section 17. The Successor Agency is hereby authorized and directed to take such reasonable and necessary actions and sign on behalf of the Oversight Board such reasonable and necessary documents (including, without limitation, grant deeds and quit claim deeds) first approved in writing by the Successor Agency's General Counsel as may be appropriate to transfer the Governmental Use Property from the Successor Agency to the City of Palmdale upon approval of the transfer by the California Department of Finance.

Section 18. This Resolution shall take effect immediately upon its adoption.

Section 19. The Board Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED this 28th day of October, 2015, by the following vote:

AYES: Purtee, Blackburn, Knudson, Blalock, and McElroy

NOES: None

ABSTAIN: None ABSENT: Walker and Scott

James Purtee, Chair

ATTEST:

Rebecca J. Smith, Board Clerk

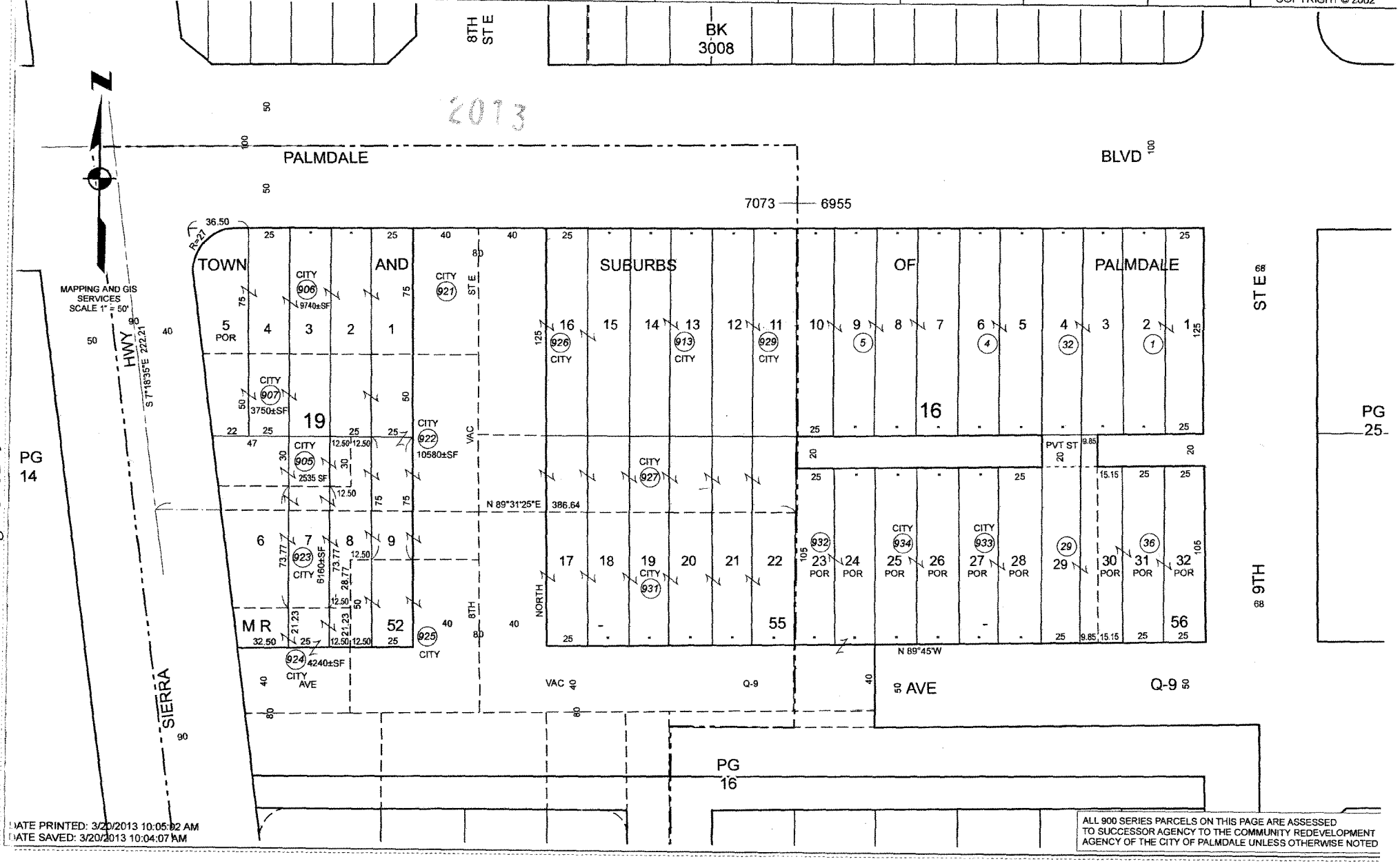
Exhibit A

Parcel Map of:

3009-015-932	817, 817 ½, 819 & 819 ½ East Ave Q-9	City Hall Building

[parcel map behind this page]

3009	15 SHEET	P. A. 996-26	TRA 6955 7073	REVISED 820517615 820609608	820611 840305009-84 851202-86	91071502013001-A1 1999090808011001-A1 2003041703	20080124050020001-A1 2012030102-22 2013032002-22		SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002



Approved by the City Council at their 5/23/91 meeting. Resolution 91-105 was adopted.

Victoria L. Denham

Victoria L. Denham, City Clerk

DATE: May 23, 1991

SUBJECT: Approval of Payment by the Community Redevelopment Agency for the Acquisition of Real Property Located at 817, 817½, 819, and 819½ East Avenue Q-9.

ISSUING DEPARTMENT: Public Works

SUMMARY

ISSUE

Should the City Council adopt Resolution 91-105 approving payment by the Community Redevelopment Agency for the acquisition of real property located at 817, 817½, 819, and 819½ East Avenue Q-9 ("subject property").

RECOMMENDATION

Staff recommends that the City Council adopt Resolution 91-105 approving payment by the Community Redevelopment Agency for the acquisition of real property located at 817, 817½, 819, and 819½ East Avenue Q-9.

FISCAL IMPACT

The purchase price for the subject property is $200,000. Funds are available in Account No. 61-4900-6026 (Civic Center property acquisition). Rental income from the subject property is estimated to be $14,400 per year and will be deposited into the City's general fund.

BACKGROUND

The subject property is within the boundary of the civic center expansion project. The civic center expansion project includes the construction of a new City Hall building containing City and Redevelopment Agency offices. The City Hall building will provide conveniently located modern and efficient offices to the residents and visitors of the City for the conduct of City and Agency business.

STAFF REPORT, RESOLUTION 91-105
5-23-91
PAGE TWO

The subject property will be demolished when the new City Hall building is constructed. In the meantime, it is anticipated that the City will use the subject property as rental income property with the proceeds being deposited into the City's general fund. The rent for each of the four properties is currently $300 per month, for a total combined rental income of $14,400 per year.

Recommended by,

Douglas J. Dykhouse
Deputy Director of Public Works

Reviewed by,

Robert W. Toone, Jr.
City Administrator

Respectfully submitted,

Stephen H. Williams
Director of Public Works

MJM1577

PRINTED FROM RMCONSOLE.

CITY OF PALMDALE

LOS ANGELES COUNTY, CALIFORNIA

RESOLUTION NO. 91-105

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE APPROVING PAYMENT BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE FOR ALL OR PART OF THE VALUE OF THE LAND FOR CERTAIN PUBLIC IMPROVEMENTS

THE CITY COUNCIL OF THE CITY OF PALMDALE HEREBY FINDS, DETERMINES, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. Pursuant to provisions of the Community Redevelopment Law (California Health and Safety Code Section 33000, et seq.), and in particular Section 33445 thereof, the Community Redevelopment Agency of the City of Palmdale proposes to pay for all or part of the value of the land for certain public improvements, including the expansion of the City's civic center. Such land is located at 817, 817 1\2, 819, and 819 1\2 East Avenue Q-9 in the City of Palmdale. The civic center expansion project includes the construction of a new City hall building containing City and Redevelopment Agency offices. The City hall building will provide conveniently located modern and efficient offices to the residents, taxpayers and visitors of the City for the conduct of City and Agency business. The budget constraints of the City prevent the City from financing the acquisition of such land by any means. Traditional methods of financing such as the issuance of general obligation bonds by the City are unavailable as a practical matter because of the extraordinary majority voter approval requirements of two-thirds of the electorate.

Section 2. The City Council hereby finds and determines that, based upon the foregoing and other information presented to the City Council: (i) the land described in Section 1, above, and the civic center expansion project, including a new City hall building, are of benefit to Project Area No. 1 of the Agency and to the immediate neighborhood in which the Project Area is located; and (ii) no other reasonable means of financing such acquisition of such land is available to the City.

Section 3. The City Council hereby approves payment by the Agency for all or part of the value of the land described in Section 1, hereof, from tax increment revenues derived from Project Area No. 1.

PASSED, APPROVED and ADOPTED this 23rd day of May, 1991.

Mayor

[Signatures continue]

910412 ajh 1670428

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COMMUNITY REDEVELOPMENT AGENCY OF THE

CITY OF PALMDALE

LOS ANGELES COUNTY, CALIFORNIA

RESOLUTION NO. 21-91

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE APPROVING PAYMENT BY THE AGENCY FOR ALL OR PART OF THE VALUE OF THE LAND FOR CERTAIN PUBLIC IMPROVEMENTS

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE HEREBY FINDS, DETERMINES, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. Pursuant to provisions of the Community Redevelopment Law (California Health and Safety Code Section 33000, et seq.), and in particular Section 33445 thereof, the Community Redevelopment Agency of the City of Palmdale proposes to pay for all or part of the value of the land for certain public improvements, including the expansion of the City's civic center. Such land is located at 817, 817 1\2, 819, and 819 1\2 East Avenue Q-9 in the City of Palmdale. The civic center expansion project includes the construction of a new City hall building containing City and Redevelopment Agency offices. The City hall building will provide conveniently located modern and efficient offices to the residents, taxpayers and visitors of the City for the conduct of City and Agency business. The budget constraints of the City prevent the City from financing the acquisition of such land by any means. Traditional methods of financing such as the issuance of general obligation bonds by the City are unavailable as a practical matter because of the extraordinary majority voter approval requirements of two-thirds of the electorate.

Section 2. The Agency hereby finds and determines that, based upon the foregoing and other information presented to the Agency: (i) the land described in Section 1, above, and the civic center expansion project, including a new City hall building, are of benefit to Project Area No. 1 of the Agency and to the immediate neighborhood in which the Project Area is located; and (ii) no other reasonable means of financing such acquisition of such land is available to the City.

Section 3. The Agency hereby approves payment by the Agency for all or part of the value of the land described in Section 1, hereof, from tax increment revenues derived from Project Area No. 1.

PASSED, APPROVED and ADOPTED this 23rd day of May, 1991.

Chairman

[Signatures continue]

910412 ajh 1670427

PALMDALE

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SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE

JAMES C. LEDFORD, JR.
Chair

MIKE DISPENZA
Vice Chair

STEVEN D. HOFBAUER
Director

ROXANA MARTINEZ
Director

FREDERICK THOMPSON
Director

38250 Sierra Highway

Palmdale, CA 93550-4798

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Fax: 661/267-5155

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Auxiliary aids provided for communication accessibility upon 72 hours notice and request.

SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE

SECRETARY'S CERTIFICATE

I, Rebecca J. Smith, Secretary of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale, State of California, do hereby certify as follows:

The attached is a full, true, and correct copy of the staff report presented at the September 2, 2015 Successor Agency to the Community Redevelopment Agency of the City of Palmdale Regular Meeting and entitled:

> Adoption of Resolution No. SA 2015-013, a Resolution of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale Authorizing the Transfer of Ownership of Real Property (APN 3009-015-932) to the City of Palmdale.

I further certify that I have carefully compared the same with the staff report on file and of record in my office and that said staff report is a full, true, and correct copy of the original staff report approved at said meeting.

WITNESS my hand and the seal of the City of Palmdale this 22nd day of October 2015.

Rebecca J. Smith
Agency Secretary

CITY OF PALMDALE

REPORT to the Chair and Directors of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale from the Executive Director

DATE: September 2, 2015

SUBJECT: Adoption of Resolution No. SA 2015-013, a Resolution of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale Authorizing the Transfer of Ownership of Real Property (APN 3009-015-932) to the City of Palmdale

ISSUING DEPARTMENT: Agency Attorney

SUMMARY

Issues:
Should the Successor Agency adopt Resolution No. SA 2015-013, a Resolution of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale Authorizing Transfer of Ownership of Real Property (APN 3009-015-932) to the City of Palmdale?

Recommendation:
It is recommended that the Successor Agency adopt Resolution No. SA 2015-013, a Resolution of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale Authorizing the Transfer of Ownership of Real Property (APN 3009-015-932) to the City of Palmdale.

Fiscal Impact:
Property with book value of $31,731.00 is being transferred at no cost to the City.

BACKGROUND

The Commissioners of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale (Successor Agency) adopted Resolution No. SA 2012-001 on April 4, 2012, accepting the designation as the entity that will perform the functions and duties described in Part 1.85 of AB26, including but not limited to, making payments and performing obligations required by enforceable obligations and expeditiously winding down the affairs of the former Community Redevelopment Agency of the City of Palmdale (Agency).

BACKGROUND

The Successor Agency to the Community Redevelopment Agency of the City of Palmdale ("Successor Agency") is the current owner of certain property, specifically identified as parcel 3009-015-932. This parcel was acquired to accommodate future City Hall expansion and currently houses the Palmdale Chamber of Commerce and the Antelope Valley Hispanic Chamber of Commerce. California Health and Safety Code Section 34181(a) specifically authorizes the transfer of successor agency properties, used for a governmental purpose, to the City. Pursuant to California Health and Safety Code Section 34181, this property transfer will be subject to the review and approval of the Oversight Board and the Department of Finance.

CONCLUSION

Staff recommends approval of Resolution SA 2015-013 to transfer, subject to Oversight Board direction, the property identified as parcels 3009-015-932.

Respectfully submitted:

Noel Doran
Assistant Agency Attorney

Reviewed by:

Ken Pulskamp
Executive Director

Wm. Matthew Ditzhazy
Agency Attorney

Attachment:
Resolution No. SA 2015-013

PALMDALE

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SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE

JAMES C. LEDFORD, JR.
Chair

MIKE DISPENZA
Vice Chair

STEVEN D. HOFBAUER
Director

ROXANA MARTINEZ
Director

FREDERICK THOMPSON
Director

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SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE

SECRETARY'S CERTIFICATE

I, Rebecca J. Smith, Secretary of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale, State of California, do hereby certify as follows:

The attached is a full, true, and correct copy of Resolution No. SA 2015-013 adopted at the Regular Meeting of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale duly held at the regular meeting place thereof, on September 2, 2015, at which meeting all of the members of said Board of Directors of the Successor Agency had due notice and at which a majority thereof was present.

I further certify that I have carefully compared the same with the original Resolution No. SA 2015-013 on file and of record in my office and that said Resolution No. SA 2015-013 is a full, true, and correct copy of the original Resolution No. SA 2015-013 adopted at said meeting.

At said meeting, Resolution No. SA 2015-013 was adopted by the following vote:

AYES:	Chair Ledford, Vice Chair Dispenza, and Directors Hofbauer, Thompson, and Martinez
NOES:	None
ABSTAIN:	None
ABSENT:	None

WITNESS my hand and the seal of the City of Palmdale this 10th day of September 2015.

Rebecca J. Smith
Agency Secretary

SUCCESSOR AGENCY
TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE

COUNTY OF LOS ANGELES, CALIFORNIA

RESOLUTION NO. SA 2015-013

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE AUTHORIZING THE TRANSFER OF OWNERSHIP OF REAL PROPERTY (APN 3009-015-932) TO THE CITY OF PALMDALE

WHEREAS, the Community Redevelopment Agency (the "Agency") was a redevelopment agency in the City of Palmdale (the "City"), duly created pursuant to the California Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) (the "CRL"); and

WHEREAS, the Agency was responsible for the administration of redevelopment activities within the City; and

WHEREAS, Section 33220 of the CRL provides that certain public bodies may aid and cooperate in the planning, undertaking, construction or operation of redevelopment projects; and

WHEREAS, AB x1 26 ("AB 26") was signed by the Governor of California on June 28, 2011, making certain changes to the CRL; and

WHEREAS, AB 26 further states, in part, that "[a]ll ... properties [and] buildings ... of the former redevelopment agency are transferred on [February 1, 2012], to the control of the successor agency"; and

WHEREAS, on or about April 4, 2012, the Commissioners of the Successor Agency of the Community Redevelopment Agency of the City of Palmdale (Successor Agency) adopted Resolution No. SA 2012-001 on April 4, 2012, accepting the designation as the entity that will perform the functions and duties described in Part 1.85 of AB26, including but not limited to, making payments and performing obligations required by enforceable obligations and expeditiously winding down the affairs of the former Community Redevelopment Agency of the City of Palmdale (Agency); and

WHEREAS, the Successor Agency is owner of a certain parcels (APN 3009-015-932) which is currently used by the City of Palmdale as a governmental facility; and

WHEREAS, this parcel is being used for their highest and best use and have no value to another entity; and

WHEREAS, Health and Safety Code 34181(a) states "that the oversight board may direct the successor agency to transfer ownership of those assets that were constructed and used for a governmental purpose...to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset. Any compensation to be provided to the successor agency for the transfer of the asset shall be governed by the agreements relating to the construction or use of that asset."

WHEREAS, the Successor Agency desires to transfer the parcel to the City of Palmdale so that they may continue to be used as governmental facilities; and

WHEREAS, this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*, hereafter the "Guidelines"), and the City's environmental guidelines; and

WHEREAS, per Section 15301 of the State CEQA Guidelines, the transfer of real property is exempt from environmental review under CEQA because the transfer will result in a continuation of an existing facility involving no expansion of use and is therefore exempt from environmental review, and any future development of the real property will require separate environmental review; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Board of Directors of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale, as follows:

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

Section 2. The Successor Agency hereby authorizes and directs the processing of documentation to transfer ownership of the Agency property, identified as APN 3009-015-932, to the City of Palmdale.

Section 3. The Executive Director, or designee, is hereby authorized and directed to take such actions and execute such documents as are necessary to effectuate the intent of this Resolution on behalf of the Successor Agency.

Section 4. This Resolution shall take effect upon the date of its adoption.

PASSED, APPROVED, AND ADOPTED by the Board of Directors of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale at its meeting held on the 2nd day of September, 2015, by the following vote:

AYES: Ledford, Dispenza, Hofbauer, Thompson, and Martinez

NOES: None

ABSTAIN: None

ABSENT: None

James C. Ledford, Jr., Chair

ATTEST:

Rebecca J. Smith, Secretary

APPROVED AS TO FORM:

Wm. Mathew Ditzhazy, Agency Counsel

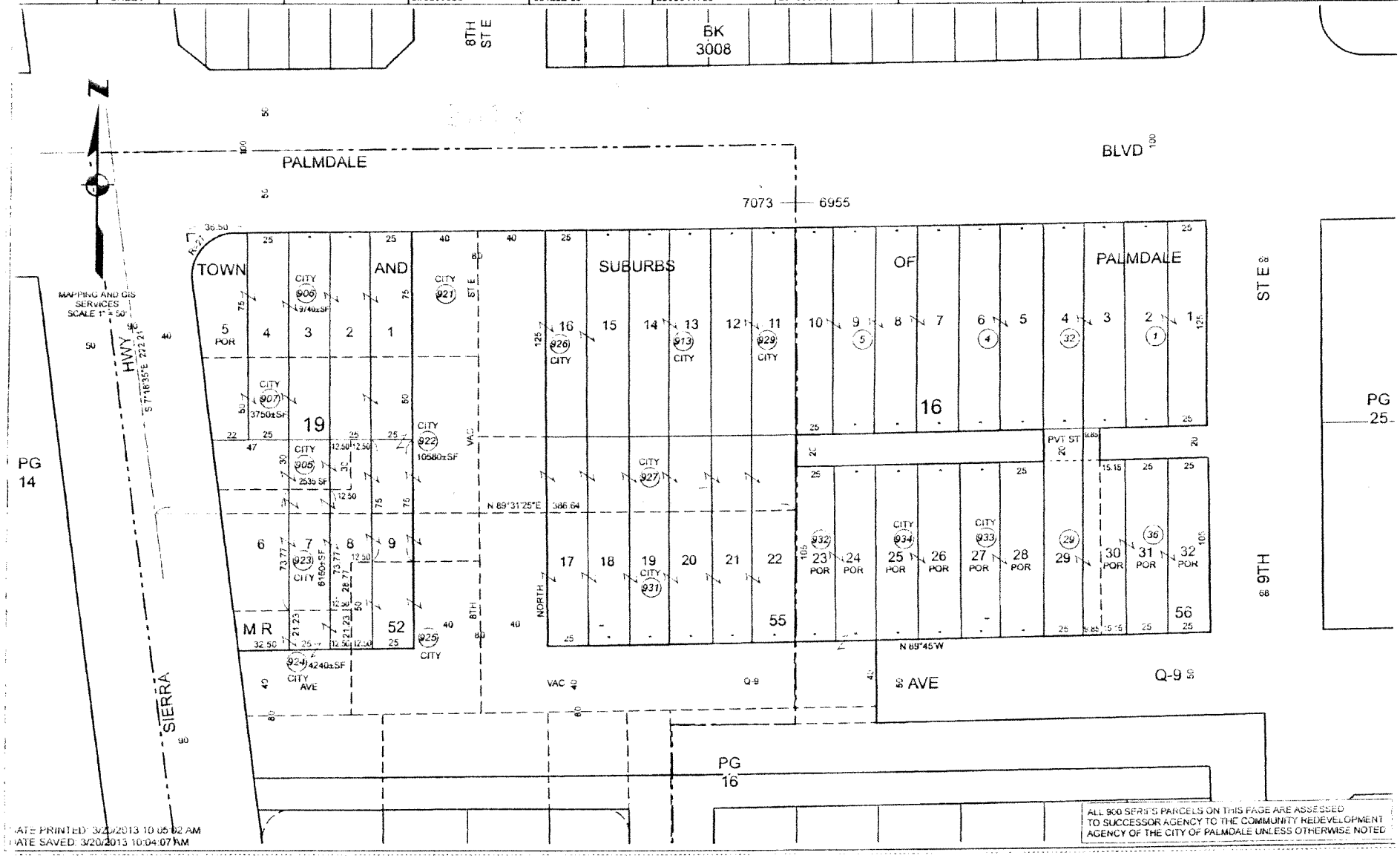
Exhibit A

Parcel Maps of:

3009-015-932	817, 817 ½, 819 & 819 ½ East Ave Q-9	City Hall Building

[parcel map behind this page]

3009	15 SHEET	P A 996-26	TRA 6955 7073	REVISED 820517615 820609608	820611 840305009-84 851202-86	91071502013001-A1 19990906080110001-A1 2003041703	20080124050020001-A1 2012030102-22 2013032002 22		SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002



ALL 900 SERIES PARCELS ON THIS PAGE ARE ASSESSED TO SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE UNLESS OTHERWISE NOTED

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