



44933 North Fern Avenue, Lancaster, CA 93534
Chair Elizabeth Brubaker, Vice Chairman Dr. David Vierra,
Board Member Edward Knudson, Board Member Larry Levin,
Board Member Sandy Smith, Board Member Jim Vose,
Board Member John Walker

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD SPECIAL MEETING AGENDA

Thursday

February 6, 2014

Meeting – **3:00 p.m.**

Council Chambers – Lancaster City Hall

The City Clerk hereby declares the agenda was posted
by 5:00 p.m. on Friday, January 31, 2014
at the entrance to the Lancaster City Hall Council Chambers.

CALL TO ORDER

ROLL CALL

Board Members: Knudson, Levin, Smith, Vose, Walker; Vice Chairman Vierra; Chair Brubaker

PLEDGE OF ALLEGIANCE

AGENDA ITEMS TO BE REMOVED

Sometimes it is necessary to remove items from the agenda. We apologize for any inconvenience this may cause you.

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

Any person who would like to address the Lancaster Successor Agency Oversight Board on any agendized item is requested to complete a speaker card for the City Clerk and identify the agenda item you would like to discuss. Each person will be given an opportunity to address the Lancaster Successor Agency Oversight Board at the time such item is discussed. Speaker cards are available at the rear of the Council Chambers and your speaker card must be filled out *prior* to the agenda item being called. We respectfully request that you fill the cards out completely and print as clearly as possible. Following this procedure will allow for a smooth and timely process for the meeting and we appreciate your cooperation. *Individual speakers are limited to three (3) minutes each.*

Consent Calendar items may be acted upon with one motion, a second and the vote. If you desire to speak on an item or items on the Consent Calendar, you may fill out one speaker card for the Consent Calendar. You will be given three minutes to address your concerns before the Lancaster Successor Agency Oversight Board takes action on the Consent Calendar.

**LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
SPECIAL MEETING AGENDA
THURSDAY, FEBRUARY 6, 2014**

MINUTES

M 1. Adopt **Resolution No. OB 03-14**, approving the Lancaster Successor Agency Oversight Board Special Meeting minutes of January 7, 2014.

NEW BUSINESS

NB 1. Resolution Revising the Long Range Property Management Plan

Recommendation:

Adopt **Resolution No. OB 04-14**, revising the Long Range Property Management Plan.

EXECUTIVE DIRECTOR ANNOUNCEMENT

CITY CLERK ANNOUNCEMENT

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

This portion of the agenda allows an individual the opportunity to address the Lancaster Successor Agency Oversight Board on any item ***NOT ON THE AGENDA*** regarding Board business and speaker cards must be submitted ***prior*** to the beginning of this portion of the Agenda. Please complete a speaker card for the City Clerk and identify the subject you would like to address. We respectfully request that you fill the cards out completely and print as clearly as possible. Following this procedure will allow for a smooth and timely process for the Lancaster Successor Agency Oversight Board meeting and we appreciate your cooperation. State law prohibits the Lancaster Successor Agency Oversight Board from taking action on items not on the agenda and your matter will be referred to the Executive Director. ***Individual speakers are limited to three (3) minutes each.***

BOARD MEMBER COMMENTS

ADJOURNMENT

Next Regular Meeting:

Tuesday, February 18, 2014 - 4:00 p.m.

MEETING ASSISTANCE INFORMATION

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk Department at (661)723-6020. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

AGENDA ADDENDUM INFORMATION

On occasion items may be added after the agenda has been mailed to subscribers. Copies of the agenda addendum item will be available at the City Clerk Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk Department at (661) 723-6020.

M 1
02/06/14
MVB

**SPECIAL MEETING
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
MINUTES
January 7, 2014**

CALL TO ORDER

Chair Brubaker called the meeting to order at 4:45 p.m.

ROLL CALL

PRESENT: Board Members: Smith, Vose, Vice Chair Vierra, Chair Brubaker

ABSENT: Board Member: Brewington, Levin, Walker

STAFF

MEMBERS: Deputy Executive Director; Assistant to the City Manager; Economic Development Director; Assistant Finance Director; City Attorney; City Clerk

AGENDA ITEMS TO BE REMOVED

None

M 1. MINUTES

On a motion by Board Member Vose and seconded by Board Member Smith, the Lancaster Successor Agency Oversight Board adopted **Resolution No. OB 01-14**, approving the Lancaster Successor Agency Oversight Board Regular meeting minutes of December 17, 2013, by the following vote: 4-0-0-3; AYES: Smith, Vose, Vierra, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Brewington, Levin, Walker

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
SPECIAL MEETING MINUTES
JANUARY 7, 2014

NB 1. RESOLUTION REVISING THE LONG RANGE PROPERTY MANAGEMENT PLAN

The Assistant Finance Director presented the staff report regarding this matter.

Board Member Vose clarified that once these agreements were finalized, they would come back to the Oversight Board for further review and the City Attorney and Assistant Finance Director concurred.

On a motion by Vice Chair Vierra and seconded by Board Member Vose, the Lancaster Successor Agency Oversight Board adopted **Resolution No. OB 02-14**, revising the Long Range Property Management Plan, by the following vote: 4-0-0-3; AYES: Smith, Vose, Vierra, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Brewington, Levin, Walker

EXECUTIVE DIRECTOR ANNOUNCEMENT

The Deputy Executive Director thanked the Board for coming together on such short notice for this special meeting.

CITY CLERK /AUTHORITY SECRETARY ANNOUNCEMENT

The City Clerk stated that there were no speakers from the audience.

BOARD MEMBER COMMENTS

None

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
SPECIAL MEETING MINUTES
JANUARY 7, 2014

ADJOURNMENT

Chair Brubaker adjourned the meeting at 4:07 p.m. and stated that next regular meeting of the Lancaster Successor Agency Oversight Board would take place on Tuesday, January 21, 2014 at 4:00 p.m.

PASSED, APPROVED and ADOPTED this _____day of _____, 2014, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
City Clerk/Authority Secretary
Lancaster, CA

ELIZABETH BRUBAKER
Chair
Lancaster Successor Agency
Oversight Board

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss
CITY OF LANCASTER }

CERTIFICATION OF MINUTES
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD

I, _____, _____ of the City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Lancaster Successor Agency Oversight Board minutes, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, CA on this _____ day of _____, _____.

(seal)

RESOLUTION NO. OB 03-14

A RESOLUTION OF THE LANCASTER SUCCESSOR
AGENCY OVERSIGHT BOARD APPROVING THE
SPECIAL MEETING MINUTES OF JANUARY 7, 2014

WHEREAS, Health and Safety Code Section 34179 (e) states all actions taken by an oversight board shall be approved by resolution.

NOW THEREFORE, BE IT RESOLVED by the Lancaster Successor Agency Oversight Board, as follows:

SECTION 1. The Lancaster Successor Agency Oversight Board approves the January 7, 2014 Special Meeting Minutes attached hereto.

SECTION 2. The Successor Agency shall maintain this Resolution on file as a public record.

PASSED, APPROVED and ADOPTED this _____ day of February, 2014, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
City Clerk
Lancaster, CA

ELIZABETH BRUBAKER
Chair
Lancaster Successor Agency Oversight Board

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD

I, _____, _____ City of Lancaster, CA,
do hereby certify that this is a true and correct copy of the original Resolution No. OB 03-14, for
which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day
of _____, _____.

(seal)

STAFF REPORT
Lancaster Successor Agency Oversight Board

NB 1
02/06/14
MVB

Date: February 6, 2014
To: Chair Brubaker and Board Members
From: Barbara Boswell, Finance Director of the City of Lancaster
Subject: **Resolution Revising the Long Range Property Management Plan**

Recommendation:

Adopt **Resolution No. OB 04-14**, revising the Long Range Property Management Plan.

Fiscal Impact:

There is no fiscal impact of this action.

Background:

The Oversight Board approved the Long Range Property Management Plan (LRPMP) on August 13, 2013. The LRPMP was subsequently submitted to the Department of Finance (DOF) for their review and approval. Based on telephone conversations with DOF staff, the Oversight Board adopted Resolution OB 02-14 revising the LRPMP adding language related to compensation agreements with other taxing entities.

Upon further review, the Department of Finance determined that they would approve the LRPMP with the exception of the disposition plan for twenty-one (21) downtown parking lots (listed in Attachment A). These parking lots had been designated as transfer to city for government use pursuant to Health and Safety Code Section 34181(a). Staff recommends changing the disposition plan from transfer to city for government use to retain for development pursuant to Health and Safety Code Section 34191.5(c)(2)(A).

BB:te

Attachments:

Resolution No. OB 04-14
Department of Finance Correspondence

RESOLUTION NO. OB 04-14

A RESOLUTION OF THE LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD REVISING THE LONG RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, as authorized by applicable law, the City of Lancaster has elected to serve as the Successor Agency (“Successor Agency”) to the former Lancaster Redevelopment Agency (“Former Redevelopment Agency”); and

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

WHEREAS, the Successor Agency has prepared a proposed long-range property management plan (“Plan”) in accordance with Health and Safety Code Section 34191.5 with regard to the disposition of the Former Redevelopment Agency’s non-housing property (“Property”) identified and listed in the Plan; and

WHEREAS, the Oversight Board received and reviewed the Plan at its regular meeting of July 16, 2013, and thereafter approved the Plan at its special meeting of August 13, 2013; and

WHEREAS, the Department of Finance completed its review of the Plan on December 23, 2013, and indicated the need for language related to compensation agreements with the other taxing entities; and

WHEREAS, the Oversight Board approved Resolution OB 02-14 at its special meeting of January 7, 2014, revising the long-range property management plan adding language related to compensation agreements with the other taxing entities; and

WHEREAS, upon further review the Department of Finance approved the long-range property management plan with the exception of twenty-one (21) properties listed as Downtown Parking to be transferred to the City for government use pursuant to Health and Safety Code Section 34181(a); and

WHEREAS, the Department of Finance has indicated those properties (listed in Attachment A) should be disposed of in a manner other than transfer for government use.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD, AS FOLLOWS:

1. The Plan shall be and hereby is revised and amended to include the following provision:

For the twenty-one properties listed in Attachment A, the disposition plan is to be amended to change from transfer to government pursuant to Health and Safety Code Section 34181(a) to retain for development pursuant to Health and Safety Code Section 34191.5(c)(2)(A).

2. Except as and to the extent provided in Section 1 of this Resolution, the Plan shall remain in full force and effect as written and amended by Resolution OB 02-14.

3. Subject to applicable law, the Executive Director is hereby authorized and directed to take all actions necessary to dispose of Property according to the Plan.

4. The Clerk of the Oversight Board shall certify to the passage and adoption of this Resolution, and it shall become effective immediately upon its approval.

PASSED, APPROVED, and ADOPTED this _____ day of February, 2014, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
City Clerk
Lancaster, CA

ELIZABETH BRUBAKER
Chairperson
Lancaster Successor Agency Oversight Board

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD

I, _____, _____ of the City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Lancaster Successor Agency Oversight Board Resolution OB 04-14, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, CA on this _____ day of _____, _____.

(seal)

LONG RANGE PROPERTY MANAGEMENT PLAN ASSET INVENTORY

Generic Property Description	APN	Requested by DOF on 8/15/2013		Agendas	Agreements	Closing	Appraisal	Disposition Plan § H&S Code 34191.5 (c) 2				H&S Code § 34191.5 (c) 1 A			H&S Code § 34191.5 (c) 1 B
		Transfer Grant Deed Document Number	Previous APN Number	Agency council agendas related to the acquisition, acquisition value, or development of the parcel.	Agency agreements related to the acquisition, acquisition value, or development of the parcel.	Closing and escrow or general ledger documents	Parcel appraisal reports, market value analysis and documets relating to the current value of parcels.	Transf to § 34181 (a)	Retention for Development § 34191.5 (c) (2) (A)	Liquidate to PTTF	Liquidate to EOPS	Acquisition Date	Acquisition Value	Current Estimated Value	Acquisition Purpose
Retention by City for Continued Public Use															
Downtown Parking - S of Denny's	3121-001-900	989689						X			7/2/1997	\$ 55,591	\$ 0	Provide Parking in Downtown	
Downtown Parking Lot on Genoa	3133-007-900	280009	3133-007-011					X			2/22/1989	Not Available	\$ 0	Provide Parking in Downtown	
Downtown Parking Lot on Gadsden	3133-007-901	737489	3133-007-004					X			5/9/1989	\$ 89,000	\$ 0	Provide Parking in Downtown	
Downtown Parking Lot on Gadsden	3133-009-900	338689	3133-009-009					X			3/14/1988	Not Available	\$ 0	Provide Parking in Downtown	
Downtown Parking - Fern	3133-026-904	2018470						X			12/19/1988	\$ 21,290.00	\$ 0	Provide Parking in Downtown	
Downtown Parking - Fern	3133-026-905	1071021						X			9/6/1984	\$ -	\$ 0	Provide Parking in Downtown	
Downtown Parking - Sierra Hwy	3134-013-900	79013						X			1/21/1986	Not Available	\$ 0	Provide Parking in Downtown	
Downtown Parking - Sierra Hwy	3134-013-901	79013						X			1/21/1986	Not Available	\$ 0	Provide Parking in Downtown	
Downtown Parking - Sierra Hwy	3134-013-902	79013						X			1/21/1986	Not Available	\$ 0	Provide Parking in Downtown	
Downtown Parking - Sierra Hwy	3134-013-903	79013						X			1/21/1986	Not Available	\$ 0	Provide Parking in Downtown	
Downtown Parking - Sierra Hwy	3134-013-904	79013						X			1/21/1986	Not Available	\$ 0	Provide Parking in Downtown	
Downtown Parking - Sierra Hwy	3134-013-905	79013						X			1/21/1986	Not Available	\$ 0	Provide Parking in Downtown	
Downtown Parking - Sierra Hwy	3134-013-906	79013						X			1/21/1986	Not Available	\$ 0	Provide Parking in Downtown	
Downtown Parking - Sierra Hwy	3134-013-907	79013						X			1/21/1986	Not Available	\$ 0	Provide Parking in Downtown	
Downtown Parking - Sierra Hwy	3134-013-908	79013						X			1/21/1986	Not Available	\$ 0	Provide Parking in Downtown	
Downtown Parking - Cedar	3134-014-907	1341685	3134-014-024	Agency Agenda 11-5-1984				X			11/9/1984	Not Available	\$ 0	Provide Parking in Downtown	
Downtown Parking - Beech	3134-014-911	1195465						X			6/30/1992	Not Available	\$ 0	Provide Parking in Downtown	
Downtown Parking - Beech	3134-014-919	1400889						X			7/31/1992	Not Available	\$ 0	Provide Parking in Downtown	
Downtown Parking - Date	3134-015-901	480692						X			3/29/2012	\$ 19,669	\$ 0	Provide Parking in Downtown	
Downtown Parking - Cedar	3134-015-914	1913182	3134-015-905					X			11/29/1989	Not Available	\$ 0	Provide Parking in Downtown	
Downtown Parking - Elm	3134-016-900	397233		Agency Agenda 1-21-1985				X			4/10/1985	Not Available	\$ 0	Provide Parking in Downtown	

LONG RANGE PROPERTY MANAGEMENT PLAN ASSET 1

Generic Property Description	APN	H&S Code § 34191.5 (c) 1 C				H&S Code § 34191.5 (c) 1 D			H&S Code § 34191.5 (c) 1 E		The history of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts.
		Lot Size (Acres)	Lancaster General Zoning Code	Street Address/Cross Street	City State Zip	Current Estimated Value	Assessed Value (2012)	Appraised Value	An estimate of any lease, rental, or any other net revenues generated by the property annually,	and a description of the contractual requirements for the disposition of those funds.	
Retention by City for Continued Public Use											
Downtown Parking - S of Denny's	3121-001-900	0.207	LRR17000*	11th W & Aly of I	Lancaster Ca 93534	\$ -	\$ 5,974	Not Available	\$ -	N/A	Unknown
Downtown Parking Lot on Genoa	3133-007-900	0.18	SP	Lanc Blvd & Genoa Ave	Lancaster Ca 93534	\$ -	\$ 21,224	Not Available	\$ -	N/A	Unknown
Downtown Parking Lot on Gadsden	3133-007-901	0.19	SP	Lanc Blvd & Gadsden Ave	Lancaster Ca 93534	\$ -	\$ 40,113	Not Available	\$ -	N/A	Unknown
Downtown Parking Lot on Gadsden	3133-009-900	0.18	SP	Lanc Blvd & Gadsden Ave	Lancaster Ca 93534	\$ -	\$ 6,394	Not Available	\$ -	N/A	Unknown
Downtown Parking - Fern	3133-026-904	0.392	LRP*	Vic 735 W Lanc Blvd	Lancaster Ca 93534	\$ -	\$ 21,290	Not Available	\$ -	N/A	Unknown
Downtown Parking - Fern	3133-026-905	0.137	LRP*	Vic 735 W Lanc Blvd	Lancaster Ca 93534	\$ -	\$ -	Not Available	\$ -	N/A	Unknown
Downtown Parking - Sierra Hwy	3134-013-900	0.20	SP	44803 Sierra Hwy	Lancaster Ca 93534	\$ -	\$ 34,225	Not Available	\$ -	N/A	Unknown
Downtown Parking - Sierra Hwy	3134-013-901	0.20	SP	44809 Sierra Hwy	Lancaster Ca 93534	\$ -	\$ 34,225	Not Available	\$ -	N/A	Unknown
Downtown Parking - Sierra Hwy	3134-013-902	0.20	SP	44819 Sierra Hwy	Lancaster Ca 93534	\$ -	\$ 34,225	Not Available	\$ -	N/A	Unknown
Downtown Parking - Sierra Hwy	3134-013-903	0.26	SP	44819 Sierra Hwy	Lancaster Ca 93534	\$ -	\$ 44,050	Not Available	\$ -	N/A	Unknown
Downtown Parking - Sierra Hwy	3134-013-904	0.23	SP	44827 Sierra Hwy	Lancaster Ca 93534	\$ -	\$ 38,199	Not Available	\$ -	N/A	Unknown
Downtown Parking - Sierra Hwy	3134-013-905	0.12	SP	44833 Sierra Hwy	Lancaster Ca 93534	\$ -	\$ 20,313	Not Available	\$ -	N/A	Unknown
Downtown Parking - Sierra Hwy	3134-013-906	0.20	SP	44837 Sierra Hwy	Lancaster Ca 93534	\$ -	\$ 34,225	Not Available	\$ -	N/A	Unknown
Downtown Parking - Sierra Hwy	3134-013-907	0.20	SP	Beech Ave/Vic Lanc Blvd	Lancaster Ca 93534	\$ -	\$ 29,256	Not Available	\$ -	N/A	Unknown
Downtown Parking - Sierra Hwy	3134-013-908	0.20	SP	Beech Ave/Vic Lanc Blvd	Lancaster Ca 93534	\$ -	\$ 29,256	Not Available	\$ -	N/A	Unknown
Downtown Parking - Cedar	3134-014-907	0.23	SP	Lanc Blvd & Cedar Ave	Lancaster Ca 93534	\$ -	\$ 79,590	Not Available	\$ -	N/A	Unknown
Downtown Parking - Beech	3134-014-911	0.11	SP	44837 Beech Ave	Lancaster Ca 93534	\$ -	\$ 18,338	Not Available	\$ -	N/A	Unknown
Downtown Parking - Beech	3134-014-919	0.11	SP	Lanc Blvd & Beech Ave	Lancaster Ca 93534	\$ -	\$ -	Not Available	\$ -	N/A	Unknown
Downtown Parking - Date	3134-015-901	0.20	SP	44845 Cedar Ave	Lancaster Ca 93534	\$ -	\$ 17,029	Not Available	\$ -	N/A	Unknown
Downtown Parking - Cedar	3134-015-914	0.20	SP	Vic Lanc Blvd & Cedar	Lancaster Ca 93534	\$ -	\$ -	Not Available	\$ -	N/A	Unknown
Downtown Parking - Elm	3134-016-900	0.17	SP	Lanc Blvd & Elm Ave	Lancaster Ca 93534	\$ -	\$ 27,803	Not Available	\$ -	N/A	Unknown

LONG RANGE PROPERTY MANAGEMENT PLAN ASSET 1

		H&S Code § 34191.5 (c) 1 G	H&S Code § 34191.5 (c) 1 H
Generic Property Description	APN	A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.	A brief history of previous development proposals and activity, including the rental or lease of property.

Retention by City for Continued Public Use

Downtown Parking - S of Denny's	3121-001-900	Downtown SP; Boulevard District; TOD Potential	City Maintenance Yard
Downtown Parking Lot on Genoa	3133-007-900	Downtown Specific Plan; Commerce District	Used as downtown parking
Downtown Parking Lot on Gadsden	3133-007-901	Downtown Specific Plan; Commerce District	Used as downtown parking
Downtown Parking Lot on Gadsden	3133-009-900	Downtown Specific Plan; Commerce District	Used as downtown parking
Downtown Parking - Fern	3133-026-904	Downtown SP; Boulevard District; TOD Potential	LPAC
Downtown Parking - Fern	3133-026-905	Downtown SP; Boulevard District; TOD Potential	LPAC
Downtown Parking - Sierra Hwy	3134-013-900	Downtown Specific Plan, Transit District	Parking across from Metrolink
Downtown Parking - Sierra Hwy	3134-013-901	Downtown Specific Plan, Transit District	Parking across from Metrolink
Downtown Parking - Sierra Hwy	3134-013-902	Downtown Specific Plan, Transit District	Parking across from Metrolink
Downtown Parking - Sierra Hwy	3134-013-903	Downtown Specific Plan, Transit District	Parking across from Metrolink
Downtown Parking - Sierra Hwy	3134-013-904	Downtown Specific Plan, Transit District	Parking across from Metrolink
Downtown Parking - Sierra Hwy	3134-013-905	Downtown Specific Plan, Transit District	Parking across from Metrolink
Downtown Parking - Sierra Hwy	3134-013-906	Downtown Specific Plan, Transit District	Parking across from Metrolink
Downtown Parking - Sierra Hwy	3134-013-907	Downtown Specific Plan, Transit District	Parking across from Metrolink
Downtown Parking - Sierra Hwy	3134-013-908	Downtown Specific Plan, Transit District	Parking across from Metrolink
Downtown Parking - Cedar	3134-014-907	Downtown Specific Plan, Cedar Avenue Arts District	Used as downtown parking
Downtown Parking - Beech	3134-014-911	Downtown Specific Plan; Cedar Avenue Arts District; TOD Area	Used as downtown parking
Downtown Parking - Beech	3134-014-919	Downtown Specific Plan; Cedar Avenue Arts District; TOD Area	Used as downtown parking
Downtown Parking - Date	3134-015-901	Part of Downtown Specific Plan; is located within the Transit Village boundary	Downtown Parking Lot
Downtown Parking - Cedar	3134-015-914	Downtown Specific Plan; Cedar Avenue Arts District; TOD Area	Used as downtown parking
Downtown Parking - Elm	3134-016-900	Downtown Specific Plan, Boulevard District	Used as downtown parking



January 17, 2014

Ms. Barbara Boswell, Finance Director
City of Lancaster
44933 Fern Avenue
Lancaster, CA 93534

Dear Ms. Boswell:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Lancaster Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on August 14, 2013. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

HSC section 34191.5 defines the requirements of the LRPMP. Based on our review and application of the law, the Agency's LRPMP is not approved.

The plan proposes transferring certain parking properties to the City of Lancaster (City) for government purpose. HSC section 34181 (a) defines a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings. Parking lots and structures that are for mixed use, not directly adjacent to or used solely to support a government function, or are open to individuals other than government employees do not qualify as a government purpose.

Therefore, the current uses of the properties listed in the table below do not qualify as governmental purpose. Therefore, the transfer of the following properties to the City for governmental purpose is disallowed:

Street Address/Cross Street	Property Description	APN
11th W & Aly of I	Downtown Parking - S of Denny's	3121-001-900
Lanc Blvd & Genoa Ave	Downtown Parking Lot on Genoa	3133-007-900
Lanc Blvd & Gadsden Ave	Downtown Parking Lot on Gadsden	3133-007-901
Lanc Blvd & Gadsden Ave	Downtown Parking Lot on Gadsden	3133-009-900
Vic 735 W Lanc Blvd	Downtown Parking - Fern	3133-026-904
Vic 735 W Lanc Blvd	Downtown Parking - Fern	3133-026-905
44803 Sierra Hwy	Downtown Parking - Sierra Hwy	3134-013-900
44809 Sierra Hwy	Downtown Parking - Sierra Hwy	3134-013-901
44819 Sierra Hwy	Downtown Parking - Sierra Hwy	3134-013-902
44819 Sierra Hwy	Downtown Parking - Sierra Hwy	3134-013-903
44827 Sierra Hwy	Downtown Parking - Sierra Hwy	3134-013-904

44833 Sierra Hwy	Downtown Parking - Sierra Hwy	3134-013-905
44837 Sierra Hwy	Downtown Parking - Sierra Hwy	3134-013-906
Beech Ave/Vic Lanc Blvd	Downtown Parking - Sierra Hwy	3134-013-907
Beech Ave/Vic Lanc Blvd	Downtown Parking - Sierra Hwy	3134-013-908
Lanc Blvd & Cedar Ave	Downtown Parking - Cedar	3134-014-907
44837 Beech Ave	Downtown Parking - Beech	3134-014-911
Lanc Blvd & Beech Ave	Downtown Parking - Beech	3134-014-919
44845 Cedar Ave	Downtown Parking - Date	3134-015-901
Vic Lanc Blvd & Cedar	Downtown Parking - Cedar	3134-015-914
Lanc Blvd & Elm Ave	Downtown Parking - Elm	3134-016-900

As authorized by HSC section 34191.5 (b), Finance is not approving the LRPMP. While Finance has reviewed and is agreeable to the Agency's disposition plans for the remaining properties listed in the LRPMP, Finance only approves an entire plan, and not portions of the plan. The Dissolution Act does not allow a meet and confer for Finance's review of the LRPMP. Therefore, the Agency should seek OB approval that specifically revises the disposition plan for the properties listed in the above table.

Please direct inquiries to Kylie Oltmann, Supervisor, or Brian Dunham, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD
Assistant Program Budget Manager

cc: Ms. Pam Statsmann, Assistant Finance Director, City of Lancaster
Ms. Kristina Burns, Manager, Los Angeles County Department of Auditor-Controller
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State
Controller's Office
California State Controller's Office