



44933 Fern Avenue, Lancaster, CA 93534  
Chair Elizabeth Brubaker, Vice Chairman Dr. David Vierra,  
Board Member Edward Knudson, Board Member Jodie Shepherd-Troth,  
Board Member Sandy Smith, Board Member Jim Vose,  
Board Member John Walker

## **LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD REGULAR MEETING AGENDA**

**Tuesday**

**October 20, 2015**

Meeting – **4:00 p.m.**

Council Chambers – Lancaster City Hall

The City Clerk hereby declares the agenda was posted  
by 5:00 p.m. on Friday, October 16, 2015  
at the entrance to the Lancaster City Hall Council Chambers.

### **CALL TO ORDER**

### **ROLL CALL**

Board Members: Knudson, Shepherd-Troth, 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  
REGULAR MEETING AGENDA  
TUESDAY, OCTOBER 20, 2015**

**MINUTES**

**M 1.** Adopt **Resolution No. OB 15-15**, approving the Lancaster Successor Agency Oversight Board Regular Meeting minutes of September 15, 2015.

**NEW BUSINESS**

**NB 1.** Amendment to the Long Range Property Management Plan

Recommendation:

Adopt **Resolution No. OB 16-15** approving an Amendment to the Long Range Property Management Plan as detailed in Attachment A and directing staff to submit to the California Department of Finance.

**NB 2.** Sale of Property to Viper Enterprises

Recommendation:

Adopt **Resolution No. OB 17-15** approving the sale of property to Viper Enterprises.

**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**

**LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD  
REGULAR MEETING AGENDA  
TUESDAY, OCTOBER 20, 2015**

**ADJOURNMENT**

Next Regular Meeting:

**Tuesday, November 17, 2015 - 4:00 p.m.**

**MEETING ASSISTANCE INFORMATION**

In compliance with the Americans with Disabilities Act, this meeting will be held at a location accessible to persons with disabilities; if you need special assistance to participate in this meeting, please contact the City Clerk 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. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business days notice is strongly recommended. For additional information, please contact the City Clerk at (661)723-6020.

**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.

All documents available for public review are on file with the City Clerk Department.

M 1
10/20/15
MVB

**LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD  
MEETING MINUTES  
September 15, 2015**

**CALL TO ORDER**

Chair Brubaker called the meeting to order at 4:00 p.m.

**ROLL CALL**

**PRESENT:** Board Members Knudson, Shepherd-Troth, Smith, Walker, Vice Chair Vierra, Chair Brubaker

**ABSENT:** Board Member Vose

**STAFF**

**MEMBERS:** City Manager; Economic Development Director; Finance Director; Assistant Finance Director; City Clerk

**PLEDGE OF ALLEGIANCE**

Board Member Smith

**AGENDA ITEMS TO BE REMOVED**

None

**M 1. MINUTES**

On a motion by Vice Chairman Vierra and seconded by Board Member Shepherd-Troth, the Lancaster Successor Agency Oversight Board adopted **Resolution No. OB 12-15**, approving the Lancaster Successor Agency Oversight Board Regular Meeting minutes of August 18, 2015, by the following vote: 5-0-1-1; **AYES:** Knudson, Shepherd-Troth, Walker, Vierra, Brubaker; **NOES:** None; **ABSTAIN:** Smith; **ABSENT:** Vose

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD  
MEETING MINUTES  
SEPTEMBER 15, 2015

**NB 1. SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR THE PERIOD  
JANUARY 1 TO JUNE 30, 2016**

The Finance Director Presented the staff report for this item.

On a motion by Board Member Smith and seconded by Board Member Walker, the Lancaster Successor Agency Oversight Board adopted **Resolution No. OB 13-15**, approving the Successor Agency Administrative Budget for the period of January 1 to June 30, 2016 as detailed in Attachment A, by the following vote: 6-0-0-1; AYES: Knudson, Shepherd-Troth, Smith, Walker, Vierra, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Vose

**NB 2. RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD  
JANUARY 1 TO JUNE 30, 2016**

The Finance Director Presented the staff report for this item.

On a motion by Board Member Walker and seconded by Board Member Knudson, the Lancaster Successor Agency Oversight Board adopted **Resolution No. OB 14-15**, approving the Recognized Obligation Payment Schedule for the period January 1 to June 30, 2016, by the following vote: 6-0-0-1; AYES: Knudson, Shepherd-Troth, Smith, Walker, Vierra, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Vose

**EXECUTIVE DIRECTOR ANNOUNCEMENT**

None

**CITY CLERK ANNOUNCEMENT**

None

**PUBLIC BUSINESS FROM THE FLOOR - *NON-AGENDIZED ITEMS***

None

**BOARD MEMBER COMMENTS**

None

**ADJOURNMENT**

Chair Brubaker adjourned the meeting at 4:06 p.m. and stated the next regular meeting of the Lancaster Successor Agency Oversight Board will take place on Tuesday, October 20, 2015 at 4:00 p.m.

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD  
MEETING MINUTES  
SEPTEMBER 15, 2015

PASSED, APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

\_\_\_\_\_  
BRITT AVRIT, CMC  
City Clerk/Board 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 15-15

A RESOLUTION OF THE LANCASTER SUCCESSOR  
AGENCY OVERSIGHT BOARD APPROVING THE  
MEETING MINUTES OF SEPTEMBER 15, 2015

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 September 15, 2015 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 \_\_\_\_\_, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

\_\_\_\_\_  
BRITT AVRIT, 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 15-15, 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
10/20/15
MVB

DATE: October 20, 2015

TO: Chair Brubaker and Board Members

FROM: Vern Lawson, Economic Development Director of the City of Lancaster

SUBJECT: **Amendment to the Long Range Property Management Plan of the Lancaster Successor Agency and direct staff to submit to the California Department of Finance**

---

### **Recommendation:**

Adopt **Resolution No. OB 16-15** approving an Amendment to the Long Range Property Management Plan as detailed in Attachment A and directing staff to submit to the California Department of Finance.

### **Fiscal Impact:**

There is minimal fiscal impact to the Successor Agency (“SA”) associated with the adoption of the Amendment to the Long Range Property Management Plan (“Amended LRPMP”). Once the Amended LRPMP is approved by the California Department of Finance (“DOF”), any property designated as For Sale will result in the sale proceeds being distributed to the affected taxing entities, net of the related costs associated with the sales transaction.

### **Background:**

As the proposed Amendment to the Long Range Property Management Plan encompasses two components, it will accomplish two goals. First, it will empower the Successor Agency to reclassify properties previously designated as Retention for Future Development to a designation of For Sale. The Successor Agency may then have the ability to engage prospective buyers of former redevelopment agency properties and fulfill the intent of AB 1484. Second, it will employ the recently enacted SB 107 to reclassify public parking lots, currently designated as Retention for Future Development, to the designation of Governmental Use, thus preserving these parking lots for public use in accordance with their original and ongoing purpose.

Within six months after receiving a Finding of Completion from the DOF, all successor agencies of former redevelopment agencies owning property as of the time of redevelopment dissolution in 2011 are required to prepare a Long Range Property Management Plan (“LRPMP”). The LRPMP governs the disposition and use of property held by the former redevelopment agency. The Successor Agency received approval from DOF of its PMP on February 21, 2014.

Since receiving approval of the LRPMP, the SA has exercised due diligence in implementing the Plan. As a part of that due diligence, the Successor Agency's efforts have been met with challenges in the disposition of properties designated as Retention for Future Development. In order to move forward with disposition of the properties in this classification, compensation agreements with all the affected taxing entities are required prior to a sale. In many project areas, there are up to 20 taxing entities.

While the compensation agreement requirement is excellent in theory, in practice, it has proven impossible. At this time, SA staff believes the best course of action going forward is to fulfill the intent of AB 1484 and ABx1 26, and dispose of the property in an "expeditious" manner and "in a manner aimed at maximizing value." To that end, the SA is recommending approval of an Amendment to the LRPMP to change the permissible use category for all properties currently under the Retention for Future Development category. The Amended LRPMP would a) reclassify public parking lots as Governmental Use to preserve their use by the public, and b) change all remaining properties currently classified as Retention for Future Development to the For Sale category. These actions are in accordance with SB 107 and AB 1484.

The sale and ultimate disposition of the assets identified For Sale within the Amended LRPMP will be initiated after approval by DOF has been obtained. Properties reclassified as For Sale may be individually marketed and/or assembled for development opportunities, which will provide the maximum benefits including job creation, increased economic activity, as well as public services to the City and community.

The Lancaster Successor Agency approved the Amendment to the Long Range Property Management Plan on October 13, 2015. If approved by the Oversight Board, this Amendment will then be transmitted to the Department of Finance for final approval.

MVB:BB

**Attachments:**

Resolution No. OB 16-15

Attachment A – Amendment to the Long Range Property Management Plan

RESOLUTION NO. OB 16-15

A RESOLUTION OF THE LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING AN AMENDMENT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN OF THE LANCASTER SUCCESSOR AGENCY AND DIRECTING STAFF TO FORWARD TO THE STATE OF CALIFORNIA DEPARTMENT OF FINANCE

WHEREAS, the Lancaster Successor Agency Oversight Board (Oversight Board) has been established to direct the Successor Agency to take certain actions to wind down the affairs of the Lancaster Redevelopment Agency in accordance with the California Health and Safety Code; and

WHEREAS, as authorized by the redevelopment dissolution statutes, ABx1 26 enacted in June of 2011 and AB 1484 enacted in June of 2012 (the "Dissolution Statutes"), the City of Lancaster (the "City") elected to serve as the Successor Agency ("Successor Agency") to the former Lancaster Redevelopment Agency ("Former Redevelopment Agency"); and

WHEREAS, pursuant to the Dissolution Statutes, real property owned by the Former Redevelopment Agency transferred by operation of law to the Successor Agency for disposition in accordance with the Dissolution Statutes; and

WHEREAS, as codified at Section 34191.5(b) of the Health and Safety Code, the Dissolution Statutes required the Successor Agency to prepare a long-range property management plan ("LRPMP") to address the disposition and use of the real property of the Former Redevelopment Agency; and

WHEREAS, the Successor Agency initially prepared and obtained Oversight Board approval of its LRPMP on August 13, 2013; and

WHEREAS, the LRPMP was subsequently amended and approved by the Oversight Board on January 7, 2014 and on February 6, 2014; and

WHEREAS, the California Department of Finance issued a Final Determination Letter and approved the LRPMP, as amended, on February 21, 2014; and

WHEREAS, subsequent to the approval of the LRPMP by the California Department of Finance, the Successor Agency has determined that amendments are needed to change the Permissible Use categories of certain identified properties in order to facilitate their immediate sale and disposition in accordance with AB 1484 with resulting sale proceeds being distributed to the affected taxing entities, net of the related costs associated with the sales transaction; and

WHEREAS, Section 34191.3(b), as amended by SB 107 and chaptered on September 22, 2015, authorizes a successor agency to amend its long-range property management plan, to allow for retention of real properties that constitute public parking lots; and

WHEREAS, the Lancaster Successor Agency approved an amendment to the LRPMP on October 13, 2015; and

WHEREAS, pursuant to HSC Section 34191.5, the Oversight Board desires to submit the amendment to the LRPMP to the State of California Department of Finance for its review and approval.

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

Section 1. The Lancaster Successor Agency Oversight Board hereby approves the amendment to the Successor Agency’s LRPMP, in the form attached hereto as Exhibit “A,” which will allow the Successor Agency to proceed with the immediate sale of identified properties consistent with all applicable laws.

Section 2. The Lancaster Successor Agency staff is hereby directed to submit the amendment to the LRPMP to the State of California Department of Finance for its review and approval.

Section 3. The Executive Director is hereby authorized and directed to take all other actions necessary and proper to carry out this resolution including, but not limited to, making such modifications to the amendment to the LRPMP, attached hereto as Exhibit “A,” so that it further complies with the requirements of the DOF and such other non-substantive changes as may be required.

Section 4. The Clerk of the Lancaster Successor Agency 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 \_\_\_\_\_, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

\_\_\_\_\_  
BRITT AVRIT, CMC  
City Clerk  
Lancaster, CA

\_\_\_\_\_  
ELIZABETH BRUBAKER  
Chair  
Lancaster Successor Agency

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 Resolution No. OB 16-15, 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)

\_\_\_\_\_





**AMENDMENT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN**

<b>Property Description</b>	<b>APN</b>	<b>Amended Permissible Use Category</b>
Herald Tract Partial Lot for TOD Assemblage	3138-034-912	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-034-913	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-034-915	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-900	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-901	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-902	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-903	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-904	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-905	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-906	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-907	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-908	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-909	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-910	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-911	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-912	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-913	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-915	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-916	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-917	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-918	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-919	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-920	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-921	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-922	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-923	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-035-924	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-036-900	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-036-901	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-036-902	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-036-903	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-036-904	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-036-905	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-036-906	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-036-907	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-036-908	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-036-909	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-036-910	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-036-911	For Sale per H&SC § 34181 (a) (1)
Herald Tract Partial Lot for TOD Assemblage	3138-036-912	For Sale per H&SC § 34181 (a) (1)
City of Lancaster Auto Mall Expansion Site	3125-009-904	For Sale per H&SC § 34181 (a) (1)
Ave M and 3rd St E Assemblage	3126-018-902	For Sale per H&SC § 34181 (a) (1)
Completed Drainage - Amargosa Creek	3128-003-908	For Sale per H&SC § 34181 (a) (1)
Completed Drainage - Amargosa Creek	3128-003-909	For Sale per H&SC § 34181 (a) (1)
15th St And Ave L Expansion	3170-003-900	For Sale per H&SC § 34181 (a) (1)
Infill Lot on Ave J - Proj Area 5	3132-009-901	For Sale per H&SC § 34181 (a) (1)
City of Lancaster Solar Project	3142-010-901	For Sale per H&SC § 34181 (a) (1)
Front Row Center Development	3153-015-958	For Sale per H&SC § 34181 (a) (1)
Front Row Center Development	3153-015-959	For Sale per H&SC § 34181 (a) (1)
Front Row Center Development	3153-067-900	For Sale per H&SC § 34181 (a) (1)
Front Row Center Development	3153-067-912	For Sale per H&SC § 34181 (a) (1)



**STAFF REPORT**  
Lancaster Successor Agency Oversight Board

NB 2
10/20/15
MVB

DATE: October 20, 2015

TO: Chair Brubaker and Board Members

FROM: Vern Lawson, Economic Development Director of the City of Lancaster

SUBJECT: **Sale of Property to Viper Enterprises**

---

**Recommendation:**

Adopt **Resolution No. OB 17-15** approving the sale of property to Viper Enterprises.

**Fiscal Impact:**

Minimal; the property would be sold for approximately \$4.00 per square foot, yielding \$932,000 for the parcel. As the property in question belongs to the Successor Agency to the former Lancaster Redevelopment Agency, these funds would be forwarded to Los Angeles County for disbursement to the affected taxing agencies.

**Background:**

The Lancaster Auto Mall has become a retail epicenter for the entire Antelope Valley economic region. The quality of the vehicles, availability of selection, and reputation of the dealerships have never been better. As this locally-owned group of family-operated dealerships generates a substantial amount of sales tax revenue to fund essential City services, the City regularly seeks opportunities to cooperate with auto dealers who are looking to expand in an effort to capture a still greater share of the market.

To this end, we are proposing that the Oversight Board take action to accept an offer from Viper Enterprises, owners of Lancaster Auto Mall's existing Hunter Dodge Chrysler Jeep Ram and Hunter Fiat dealerships, for the purchase of vacant land proximate to the Auto Mall. This sale will allow Viper Enterprises the opportunity to expand their operations, thus creating new jobs while also continuing to expand Lancaster's tax base.

This transaction was approved by the Lancaster Successor Agency to the former Redevelopment Agency on October 13, 2015. The purchase offer is all cash at \$4.00 per square foot, bringing the total consideration to \$932,000 for the approximately 5.38-acre parcel. As the property in question belongs to the Successor Agency to the former Lancaster Redevelopment Agency, these funds will be forwarded to Los Angeles County for disbursement to the affected taxing agencies.

VL:cd

**Attachments:**

Resolution No.  
Site Map, APN 3128-003-909

RESOLUTION NO. OB 17-15

A RESOLUTION OF THE LANCASTER SUCCESSOR AGENCY  
OVERSIGHT BOARD APPROVING THE SALE OF PROPERTY TO  
VIPER ENTERPRISES

WHEREAS, the Lancaster Successor Agency Oversight Board (Oversight Board) has been established to direct the Successor Agency to take certain actions to wind down the affairs of the Lancaster Redevelopment Agency in accordance with the California Health and Safety Code; and

WHEREAS, as authorized by the redevelopment dissolution statutes, ABx1 26 enacted in June of 2011 and AB 1484 enacted in June of 2012 (the "Dissolution Statutes"), the City of Lancaster (the "City") elected to serve as the Successor Agency ("Successor Agency") to the former Lancaster Redevelopment Agency ("Former Redevelopment Agency"); and

WHEREAS, pursuant to the Dissolution Statutes, real property owned by the Former Redevelopment Agency transferred by operation of law to the Successor Agency for disposition in accordance with the Dissolution Statutes; and

WHEREAS, as authorized by SB 107, enacted in September 2015, the Successor Agency may sell real property; and

WHEREAS, the Successor Agency approved the sale of property identified by Assessor's Parcel Number (APN) 3128-009-909 to Viper Enterprises on October 13, 2015; and

WHEREAS, the Oversight Board desires to approve this transaction in order to complete the sale, thus furthering efforts for local economic development while also generating revenue to the affected taxing agencies.

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

Section 1. The Lancaster Successor Agency Oversight Board hereby accepts the offer made by Viper Enterprises for the purchase of APN 3128-009-909.

Section 2. The Lancaster Successor Agency staff is hereby directed to complete the sale of the aforementioned property to Viper Enterprises.

Section 3. The Executive Director is hereby authorized and directed to take all other actions necessary and proper to carry out this resolution.

Section 4. The Clerk of the Successor Agency 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 \_\_\_\_\_, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

\_\_\_\_\_  
BRITT AVRIT, 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, \_\_\_\_\_, \_\_\_\_\_ of the City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. OB 17-15, 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)

\_\_\_\_\_