

**OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE ONTARIO REDEVELOPMENT AGENCY**

**SPECIAL MEETING
AGENDA**

THURSDAY, DECEMBER 10, 2015 AT 10:00 AM

**COMMUNITY CONFERENCE ROOMS #1 & #2
CITY HALL, 303 EAST "B" STREET, ONTARIO, CA, 91764**

Call to Order:

Roll Call

Pledge of Allegiance

Public Comment

1. Approval of Minutes for the Regular Meeting of October 22, 2015

Approval of Minutes for the Regular Meeting of November 26, 2015

2. A Resolution approving the Long-Range Property Management Plan for submittal to the State Department of Finance

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE ONTARIO REDEVELOPMENT AGENCY APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN FOR SUBMITTAL TO THE STATE DEPARTMENT OF FINANCE

3. A Resolution approving the Transfer of Certain Properties from the Successor Agency to the Ontario Housing Authority

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED ONTARIO REDEVELOPMENT AGENCY APPROVING THE TRANSFER OF CERTAIN PROPERTIES OF THE FORMER ONTARIO REDEVELOPMENT AGENCY TO THE ONTARIO HOUSING AUTHORITY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34176

Staff Comments

Oversight Board Member Comments

Adjournment

**MEETING OF THE
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE ONTARIO REDEVELOPMENT AGENCY**

MINUTES

**THURSDAY, October 22, 2015
(Not Official Until Approved)**

A meeting of the Oversight Board of the Successor Agency to the Ontario Redevelopment Agency was held on Thursday, October 22, 2015, in the Community Conference Rooms at Ontario City Hall, 303 East "B" Street, Ontario, CA.

Notice of said meeting was duly given in the time and manner prescribed by law.

CALL TO ORDER

Chairman Brent Schultz called the Oversight Board Meeting to order at 10:15 a.m., and requested the Assistant City Clerk to call the roll.

PRESENT: Board Members: Jamie Richardson, Anita Undercoffer,
Christina Valencia, Alt., Rick Wiersma
Mary Jane Olhasso, Brent Schultz

ABSENT: Board Members: Alex Espinoza, Gene Koopman

Also present were: Economic Development Director John Andrews, Special Counsel to the Successor Agency Susan Apy, Kane Ballmer Berkman (via telephone), Redevelopment Manager Charity Hernandez, and Assistant City Clerk Vicki Kasad.

The Pledge of Allegiance was led by Chairman Schultz.

There were no Public Comments.

1. Approval of Minutes

Approval of Minutes for the Regular Meeting of September 24, 2015.

MOTION: Moved by Board Member Wiersma, Seconded by Vice Chair Olhasso and carried by a vote of 5 ayes, Board Members Espinoza and Koopman absent and Alternate Valencia abstaining to approve the minutes as presented.

2. A Resolution approving an Assignment and Assumption Agreement.

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED ONTARIO REDEVELOPMENT AGENCY, APPROVING AN ASSIGNMENT AND ASSUMPTION AGREEMENT (THE ONTARIO CENTER –

PIEMONTE PROJECT DISPOSITION AND DEVELOPMENT AGREEMENT – PARCEL 22)

Economic Development Director Andrews noted that Special Counsel Apy of Kane, Ballmer and Berkman, who had long served as Special Counsel on the Piemonte project was participating in this meeting via telephone. He provided an overview of the Piemonte project and history of development to date. He noted that except for Parcel 22, the balance of the undeveloped property in the project was now controlled by Wells Fargo Bank. He explained that Parcel 22 is a designated hotel parcel currently controlled by Panattoni, but the City has an option to reacquire the parcel pursuant to terms of an Option Agreement. He indicated that the recommendation was that the Disposition and Development Agreement as it relates to Parcel 22 be assigned from the Successor Agency to the City, which will enable the City Council to make decisions regarding any potential hotel proposals received.

Alternate Board Member Valencia requested clarification that this was a commercial parcel, as she had only been familiar with public property transactions. Economic Development Director Andrews clarified that this parcel was not publicly owned. He explained that the overall goal was to bring a hotel to this site.

Chairman Schultz inquired if only this site was involved. Economic Development Director Andrews confirmed.

Vice Chair Olhasso questioned the Department of Finance's position on this transaction. Economic Development Director Andrews indicated that it was not known at this time, however this action was not adding any obligations and it was a step toward winding down the affairs of the Agency.

Chairman Schultz inquired if this transfer would ultimately involve appraisals and other required procedural actions, and any sale to be at market value. Economic Development Director Andrews confirmed, and noted that this transfer does not result in development of a hotel the City would retain the future options. Mr. Andrews clarified that this would be characterized as a wind down of the affairs of the Agency and the Property Management Plan would be working its way up to the Department of finance in the next few weeks. He noted that most of the infrastructure for this project had been completed long before the passage of the dissolution action.

Chairman Schultz indicated that this action made sense because AB107 wants everything dissolved and the taxing entities to get paid one way or another. Economic Development Director Andrews concurred and noted that he feels that sending the Property Management Plan will help explain this situation.

Alternate Board Member Valencia questioned what security there was in the agreements for the taxing entities. Economic Development Director Andrews clarified that this would be a City acquisition based on a trail of agreements. He stressed that Parcel 22 is a provide parcel and the RDA did not ever own this parcel.

Board Member Wiersma questioned the advantage of releasing this property to the City. Economic Development Director Andrews indicated that it was believed that the City Council was best able to determine that submitted hotel proposals were consistent with the overall vision for the area. He noted that the Council's goal for the area was to leverage the Citizen's Business Bank Arena project.

Alternate Board Member Valencia questioned the anticipated response from the Department of Finance. Economic Development Director Andrews indicated that staff felt that the Department of Finance would question the impact of this action on Parcel 23. He indicated that this was why it would be important to explain the transaction to them in coordination with the Property Management Plan.

Chairman Schultz noted that the Department of Finance is interested in liquidating property to get the money to the taxing entities.

Economic Development Director Andrews noted that the proposed hotel will enhance the development potential of Parcel 23.

Board Member Wiersma inquired if there were other similar parcels within this project. Economic Development Director Andrews indicated there were no other similar parcels because the balance of the project area was now controlled by Wells Fargo.

MOTION: Moved by Board Member Richardson, Seconded by Board member Wiersma and carried by unanimous vote of those present, with Board Members Espinoza and Koopman absent to adopt Resolution No. 00B-029 as presented.

Oversight Board Staff Comments

Economic Development Director Andrews noted that there will be a need for a special meeting since the next regular meeting will fall on Thanksgiving and the Board needs to address the Long Range Property Management Plan. He suggested that it might be in early December, but indicated that staff would poll the members via phone or e-mail in the near future.

Oversight Board Member Comments.

There were no Board Member comments.

Adjournment

Chairman Schultz adjourned the Regular Oversight Board meeting at 10:25 a.m.

Respectfully submitted:

OVERSIGHT BOARD SECRETARY

APPROVED:

BRENT SCHULTZ, CHAIRMAN
ONTARIO OVERSIGHT BOARD

**OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE ONTARIO REDEVELOPMENT AGENCY**

MINUTES

**THURSDAY, NOVEMBER 26, 2015
(Not Official Until Approved)**

The Regular Meeting scheduled for November 26, 2015, was cancelled due to the Thanksgiving holiday. The next regular meeting is scheduled for Thursday, December 25, 2015, in the Ontario City Hall Community Conference Rooms, 303 East B Street, Ontario, California.

Respectfully submitted:

OVERSIGHT BOARD SECRETARY

APPROVED:

BRENT SCHULTZ, CHAIRMAN
ONTARIO OVERSIGHT BOARD

**OVERSIGHT BOARD
FOR THE SUCCESSOR AGENCY
TO THE ONTARIO REDEVELOPMENT AGENCY**

*STAFF REPORT
AGENDA ITEM 2*

Meeting Date: December 10, 2015

Subject: A Resolution approving a Long-Range Property Management Pursuant to Health and Safety Code Section 34191.5

Recommended Action:

That the Oversight Board of the Successor Agency to the Ontario Redevelopment Agency adopt a Resolution approving and adopting a Long-Range Property Management Plan prepared pursuant to Health and Safety Code section 34191.5.

Background

Pursuant to Health and Safety Code section 34172, the Ontario Redevelopment Agency (“Redevelopment Agency”) was dissolved as of February 1, 2012. The City of Ontario (“City”) elected to serve as the Successor Agency to the Ontario Redevelopment Agency (“Successor Agency”). The Oversight Board is the oversight board for the Successor Agency.

Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan (“LRPMP”) that addresses the disposition and use of the real properties of the former Redevelopment Agency. The LRPMP must be submitted to the Oversight Board and the Department of Finance (“DOF”) for approval. Health and Safety Code Section 34191.5(a) established a Community Redevelopment Property Trust Fund (the “Property Trust Fund”), administered by the Successor Agency, to serve as the repository of the former Redevelopment Agency’s real properties. Health and Safety Code Section 34191.4(a) requires that all real property and interests in real property of the former Redevelopment Agency (unless the property is subject to the requirements of any existing enforceable obligation) shall be transferred to the Property Trust Fund upon approval by DOF of the LRPMP.

Pursuant to Health and Safety Code Section 34191.5(b), the LRPMP must include an inventory of all properties of the Redevelopment Agency. The inventory must include the following information:

- The date of the acquisition of the property, the value at the time of acquisition, and an estimate of the current value of the property;
- The purpose for which the property was acquired;
- Parcel data, including address, lot size and current zoning;

- An estimate of the current value of the parcel, including any appraisal information, if available;
- An estimate of any lease, rental or any other revenues generated by the property, and a description of the contractual requirement for the disposition of those funds;
- The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts;
- A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency, and a brief history of previous development proposals and activity, including the rental or lease of property.

The LRPMP must also address the use or disposition of all the properties owned by the Redevelopment Agency, including retention of the property for governmental use, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation.

The LRPMP must identify and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. Governmental use properties include roads, parks, police and fire stations, libraries, parking facilities and lots dedicated solely to public parking, and local agency administrative buildings, which are to be transferred to the appropriate public agency pursuant to any existing agreements relating to the construction or use of that property.

Health and Safety Code Section 34191.5(c)(2) provides that if the LRPMP directs the liquidation of the property or the use of revenues generated from the property for any purpose other than to fulfill an enforceable obligation, the proceeds from the sale shall be distributed as property tax to the affected taxing entities.

Staff of the Successor Agency has prepared a LRPMP for the disposition of the properties owned by the former Redevelopment Agency.

If approved by the Oversight Board, the LRPMP will be submitted to DOF for review and approval. Upon DOF approval, the property will be transferred to the Property Trust Fund. The LRPMP is not effective until it has been approved by the Oversight Board and DOF. Health and Safety Code Section 34191.5(c)(2)(C) provides that property shall not be transferred to a Successor Agency, City, County or City and County, unless the LRPMP has been approved by the Oversight Board and DOF. When the LRPMP has been approved, the Successor Agency can then take action to implement the LRPMP.

After the LRPMP has been approved by the Oversight Board and DOF, the disposition of any property pursuant to the approved LRPMP must still be submitted to and approved by the Oversight Board. However, the disposition of any property pursuant to the approved LRPMP does not need to be submitted to DOF for DOF's review or approval.

Fiscal Impact

The approval of the LRPMP creates no fiscal obligation. Once the LRPMP is submitted to DOF for review and approval, DOF may require the proceeds from the sales of properties be paid to the affected taxing entities, either directly or through County Auditor-Controller's Office.

RESOLUTION NO. _____

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE ONTARIO REDEVELOPMENT AGENCY APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN FOR SUBMITTAL TO THE STATE DEPARTMENT OF FINANCE

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of Ontario elected to become the successor agency (“Successor Agency”) to the dissolved Ontario Redevelopment Agency (“Redevelopment Agency”), and pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a long-range property management plan (“Property Management Plan”) that addresses the disposition and use of the real properties of the former Redevelopment Agency, and that must be submitted to the Oversight Board for the Successor Agency (“Oversight Board”) and the State Department of Finance (“DOF”) for approval; and

WHEREAS, staff of the Successor Agency prepared, and the Governing Board of the Successor Agency approved, the Property Management Plan attached hereto as Exhibit A that addresses the disposition and use of the real properties of the former Redevelopment Agency and contains all the information required under Health and Safety Code Section 34191.5.

NOW, THEREFORE, BE IT RESOLVED, ordered, and determined by the Oversight Board for the Successor Agency to the Ontario Redevelopment Agency, as follows:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Sections 2. CEQA Compliance. Pursuant to California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) (“CEQA”) and the State and local CEQA Guidelines, the Oversight Board determines that the approval of the Property Management Plan through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act. The Secretary to the Oversight Board is authorized and directed to file a Notice of Exemption with the appropriate official of the County of San Bernardino, California, within five (5) days following the date of adoption of this Resolution.

Section 3. Approval of Property Management Plan. The Oversight Board hereby approves the Property Management Plan in substantially the form attached to this Resolution as Exhibit A.

Section 4. Further Acts. Pursuant to Health and Safety Code Section 34180(j), the staff of the Successor Agency is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Property Management Plan, including without limitation submittal of the Property Management Plan to the DOF for approval, and posting the approved Property Management Plan on the Successor Agency's website.

Section 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 6. Certification. The Secretary to the Oversight Board shall certify to the adoption of this Resolution.

Section 7. Effective Date. This Resolution shall become effective five business days following adoption unless the Department of Finance requests review. If the Department of Finance requests review the Resolution shall become effective pursuant to California Health and Safety Code Section 34180(h)(2).

PASSED, APPROVED AND ADOPTED THIS 10th day of December, 2015, by
the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

ATTEST:

Oversight Board Secretary

EXHIBIT A

LONG-RANGE PROPERTY MANAGEMENT PLAN

[Attached behind this page]

**LONG-RANGE PROPERTY
MANAGEMENT PLAN**



**303 East "B" Street
Ontario, California 91764**

**SUCCESSOR AGENCY TO THE
ONTARIO REDEVELOPMENT AGENCY**

**Prepared by
Successor Agency Staff
City of Ontario**

SUCCESSOR AGENCY TO THE ONTARIO REDEVELOPMENT AGENCY LONG RANGE PROPERTY MANAGEMENT PLAN

BACKGROUND

Consistent with State Legislation Assembly Bill X1 26 (“AB 26”), Assembly Bill 1484, (AB “1484”), and Senate Bill 107 (“SB107”) (the “Dissolution Laws”) this Long Range Property Management Plan (Plan) sets forth the strategy and process of the Successor Agency to the Ontario Redevelopment Agency (“Successor Agency”) to address the use and disposition of the former Redevelopment Agency’s real property assets (“Properties”). The Successor Agency’s goal is to dispose of the Properties in a manner aimed to maximize value to the affected taxing entities, while still advancing the planning objectives for which the Properties were originally acquired.

To maximize community benefits and implement the planning objectives for which the Properties were originally acquired by the former Redevelopment Agency, the Successor Agency’s goals of the Plan include:

- Transfer some properties to the City of Ontario (“City”) for future development purposes.
- Transfer some properties to the City as governmental use purposes.
- Maximize the sales price, property tax, sales tax or any combination thereof for properties deemed appropriate for private development.
- Market the Properties, where appropriate, to yield the best development and the highest return, whether immediate or long-term.
- Be responsive, equitable and sensitive to the needs and concerns of adjacent private property owners.
- Comply with Dissolution Laws.

REQUIRED COMPONENTS OF THE PLAN

Pursuant to Health and Safety Code Section 34191.5 et seq., the Successor Agency has made a good faith effort to prepare a comprehensive Plan that inventories the properties held by the Successor Agency and include the following components: (“Plan Components”):

1. The property profile for each site must consist of all of the following information:
 - a) The date of the acquisition of the property and value of the property at that time.
 - b) The purpose for which the property was acquired.
 - c) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.
 - d) An estimate of the current value of the parcel including, if available, any appraisal information.

- e) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.
- f) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.
- g) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.
- h) A brief history of previous development proposals and activity, including the rental or lease of property.
- i) A description of the intended use or disposition of each property transferred as a governmental property, retained for future development, offered for sale, or used to satisfy an existing obligation.

ONTARIO SUCCESSOR AGENCY PLAN - PROPERTY PROFILES

This Plan includes a profile of each property with in the applicable category, along with other pertinent information to support the use or disposal strategy.

EACH "PROPERTY PROFILE" INCLUDES:

- 1) Parcel map and photo.
- 2) Plan Components.
- 3) Classification of property – Properties will be categorized into one of four classifications:
 - a) Retention of the property for future development: Properties to be transferred to the City for future development pursuant to Health and Safety Code Section 34191.5(c)(2). To the extend required by law at the time of sale of these properties, the City will enter into a compensation agreement with the affected taxing entities.
 - b) Sale of the property: Properties that are available to sell.
 - c) Retention of the property for governmental purpose: Properties that are for public benefit and have minimal or no market value were acquired for a public service or are restricted by the source funding at acquisition to be transferred to the City as public facilities pursuant to Health and Safety Code Section 34181(a).

THE CITY OF ONTARIO AND ONTARIO REDEVELOPMENT AGENCY BACKGROUND

CITY OF ONTARIO - ECONOMIC DEVELOPMENT

The primary goal of the Ontario Economic Development Agency is to create, maintain and grow the economic value of the City. The Agency provides services to the City's residents and businesses, including the attraction of potential business and investment, new development, adaptive reuse projects, the retention and expansion of current businesses, workforce development, tourism and public relations. This also results in

job creation and a revitalized business climate. The Agency promotes Ontario as the location of choice for doing business in Southern California by highlighting its strong fundamentals: a growing population; a diverse business community; a lower cost alternative to coastal markets; a highly trained and available workforce; lower housing costs; an efficient transportation system; the City's proximity to the Port of Los Angeles and Port of Long Beach; and being home to the Ontario International Airport.

The Agency's strategies, implemented through its Economic Development programs, are designed to attain the Mayor and City Council's long term vision of a 'Complete Community' and include:

- Building and maintaining relationships with key decision makers to ensure that Ontario stays at the top of their mind for corporate relocations and expansions.
- Working with government and educational organizations to enhance the regional workforce.
- Fast track development meetings to provide companies and developers with an efficient, businesslike permitting experience.
- Events, such as Ontario's annual State of the City, to connect investors, developers, and local businesses and stakeholders.
- Building relationships with regional and national press to ensure that Ontario remains a leader in the field of economic development.
- Partnering with private investors to implement improvements to deteriorated areas resulting in increased property values within those areas.
- Build public improvements and infrastructure and perform additional activities necessary to improve property conditions.

FORMER ONTARIO REDEVELOPMENT AGENCY

For more than 30 years the Ontario Redevelopment Agency had worked diligently to improve the quality of life for all people that live, work and play in Ontario. In February 2012 the tools in the "Redevelopment Toolbox" were eliminated.

Redevelopment was a means created by state law to assist local governments in eliminating blight from a designated area, as well as to achieve the goals of development, reconstruction and rehabilitation of residential, commercial, industrial and retail districts. Redevelopment was one of the most effective ways to breathe new life into deteriorated areas plagued by social, physical, environmental or economic conditions which act as a barrier to new investment by private enterprise. Through California Community Redevelopment Law communities had the ability to focus their attention on reversing trends of physical and economic deterioration through financial investment, in turn, revitalizing the overall climate of the community. By partnering with the private sector to acquire property, build public improvements and infrastructure, clean-up contaminated soil and do other things necessary to improve the conditions of the property it created a chain reaction where the ultimate economic output was larger than the original public investment.

Ontario adopted comprehensive plans for redevelopment project areas that provided guidelines and strategies for removing physical and economic blight. These plans provided a vision, as well as goals and timetables for generating development and investment.

Redevelopment plans were created with political, business, and community participation. The plans are the roadmap for stimulating commercial growth, creating new housing and improving the quality of life. Ontario had five redevelopment project areas:

- Project Area 1
- Project Area 2
- Center City
- Guasti
- Cimarron

Pursuant to Dissolution Laws, the City Council, acting as Successor Agency to the Redevelopment Agency, and the Oversight Board to the Successor Agency are responsible for winding down the Agency's existing obligations and liquidation of its assets. Policies and procedures continue to be adopted to ensure the dissolution of the former Redevelopment Agency is accomplished in a transparent, pragmatic, and consistent manner.

PROPERTY PROFILES

A. PERMISSIBLE USE - RETENTION OF THE PROPERTY FOR FUTURE DEVELOPMENT CATEGORY

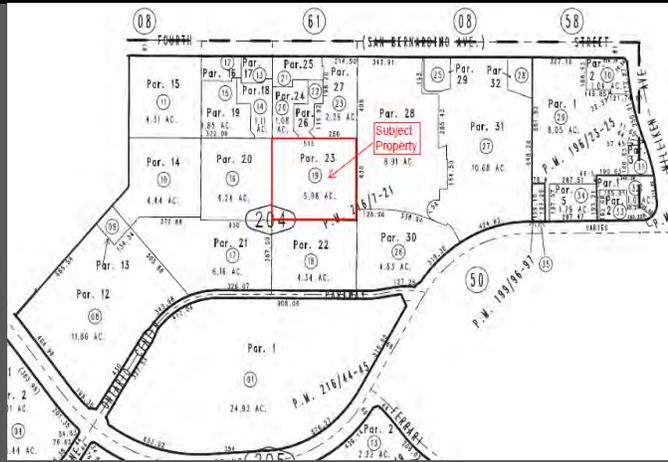
Future Development Properties include:

A-1) 945 North Via Alba

[ATTACHED BEHIND THIS PAGE]



Successor Agency to the Ontario Redevelopment Agency Long Range Property Management Plan



Background Information

• Address	945 North Via Alba
• Assessor Parcel Number(s)	0210-204-19-0000
• Current Zoning	The Ontario Center Specific Plan – Commercial
• Lot Size	5.08 acres
• Current Use	Vacant
• Original Seller	Toll CA XII, LP
• Value of Property at Time of Acquisition	\$2,000,000
• Estimated Current Value	Estimated range: \$1,500,000-2,500,000 – Unknown until a fair market value appraisal report is prepared
• Acquisition Date	October 10, 2006
• <u>Property History/Purpose for Acquisition</u>	The Redevelopment Agency purchased the parcel in 2006 as part of a proposed future redevelopment project within Redevelopment Project Area #1.

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.).	A Phase 1 environmental site assessment has been performed. In addition, the property was evaluated as part of an EIR for a proposed development project.			

<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 	<i>No environmental hazards were found.</i>
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> 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.	<i>None.</i>

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.	<i>The Agency has never had a development agreement or lease/rental agreements on the site.</i>
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Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> Describe the property's potential for transit-oriented development. 	<i>None. The property is not proximate to any transit-related facilities.</i>
<ul style="list-style-type: none"> Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. 	<i>Any reuse of the property would be consistent with the City of Ontario's General Plan, zoning, all applicable land use requirements and codes, and any other required governmental agency approvals.</i>

- Recommended Action:
The Successor Agency to the Ontario Redevelopment Agency will either sell the property or transfer it to the City to be held for future development. If transferred to the City, to the extent required by applicable law, the City will enter into compensation agreements with the affected taxing entities or retained by the Successor Agency to pay an enforceable obligation. Sales proceeds will be distributed to the affected taxing entities as required by applicable law.

The property is subject to numerous covenants, conditions and requirements, including, without limitation, the requirements imposed under the following documents:

- Development Agreement by and between City of Ontario ("City") and Panattoni Development Company LLC dated August 9, 2006 and recorded August 24, 2006 as Document No. 2006-0581708 in the Official Records of San Bernardino County, California;*
- Disposition and Development Agreement dated November 9, 2004 ("DDA");*
- First Implementation Agreement and Assignment of Disposition and Development Agreement dated as of October 10, 2006;*
- The covenants, conditions and restrictions contained in the Grant Deed to Piemonte Residential PCL 23 LLC dated October 10, 2006 and recorded October 16, 2006 as Document No. 2006-0704828 in the Official Records of San Bernardino County, California; and*
- Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Piemonte at Ontario Center (Parcels 14, 15, 20 and 23) dated October 16, 2006 and recorded October 16, 2006 as Document No. 2006-0704836 in the Official Records of San Bernardino County, California.*

Pursuant to the DDA, the former Redevelopment Agency conveyed the property to Piemonte Residential PCL 23, LLC on October 20, 2006. On October 20, 2006, also pursuant to the DDA, Piemonte Residential PCL 23, LLC conveyed the property to Toll CA XII, LP, a California limited partnership ("Toll"). When the proposed residential development project on the property stalled, the former Redevelopment Agency reacquired the property from Toll in 2009 for the purpose of furthering the proposed redevelopment project contemplated by the DDA. The property remains subject to the covenants, conditions and requirements.

B. PERMISSIBLE USE - SALE OF THE PROPERTY CATEGORY

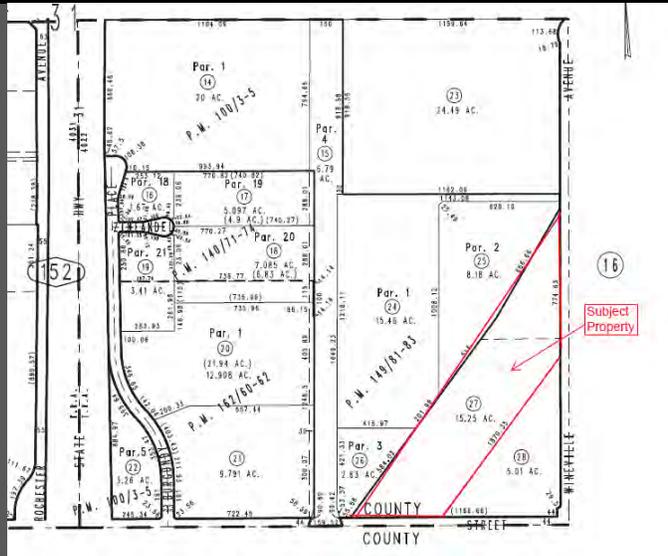
For Sale Properties include:

- B-1) 0 South Wineville Avenue
- B-2) 1425 and 1437 North Mountain Avenue
- B-3) 1495 North Mountain Avenue
- B-4) 1505 North Mountain Avenue
- B-5) 1557 North Mountain Avenue
- B-6) 1006 East Holt Boulevard
- B-7) 115 South Pleasant Avenue and 610 East Holt Boulevard
- B-8) 133 South Malcolm Avenue
- B-9) 403 West "B" Street
- B-10) 213 North Fern Avenue
- B-11) 121 North Euclid Avenue
- B-12) 708 East Willow Street
- B-13) 815 East Woodlawn Avenue
- B-14) 818 East Woodlawn Avenue

[ATTACHED BEHIND THIS PAGE]



Successor Agency to the Ontario Redevelopment Agency Long Range Property Management Plan



Background Information

• Address	<i>O South Wineville Avenue</i>
• Assessor Parcel Number(s)	<i>0238-152-27-0000</i>
• Current Zoning	<i>Open Space</i>
• Lot Size	<i>15.25 acres</i>
• Current Use	<i>Vacant – Electrical Utility</i>
• Original Seller	<i>Ontario Associates, LLC</i>
• Value of Property at Time of Acquisition	<i>No Record</i>
• Estimated Current Value	<i>A negative value is assumed due to SCE easement – Unknown until a fair market value appraisal report is prepared</i>
• Acquisition Date	<i>February 1, 1989</i>
• <u>Property History/Purpose for Acquisition</u>	<i>The Redevelopment Agency purchased the parcel in 1989. Records do not indicate the purpose of the acquisition. The property is encumbered by Southern Californian Edison (SCE) easement/s.</i>

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.)		

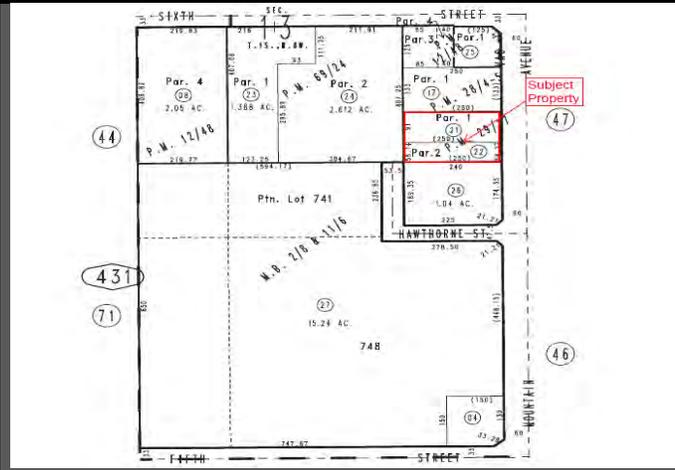
Environmental

Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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<ul style="list-style-type: none"> If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.). 	
<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 	<i>No environmental hazards were found requiring mitigation.</i>
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> 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.	<i>None.</i>
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.	<i>The Agency has never had any development plans and/or lease/rental agreements on the site.</i>
Reuse Assessment and Recommended Action	
<ul style="list-style-type: none"> Describe the property's potential for transit-oriented development. 	<i>None. The property is not proximate to any transit-related facilities.</i>
<ul style="list-style-type: none"> Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. 	<i>Any reuse of the property would be consistent with the City of Ontario's General Plan, zoning, all applicable land use requirements and codes, and any other required governmental agency approvals.</i>
<ul style="list-style-type: none"> <u>Recommended Action:</u> <i>The Successor Agency to the Ontario Redevelopment Agency will sell the property in accordance with this Long Range Property Management Plan and that the proceeds of any sale will be remitted to the County Auditor Controller for distribution to all affected taxing entities or retained by the Successor Agency to pay an enforceable obligation.</i> 	



Successor Agency to the Ontario Redevelopment Agency Long Range Property Management Plan



Background Information

• Address	1425 and 1437 North Mountain Avenue
• Assessor Parcel Number(s)	1008-461-21-0000 and 1008-461-22-0000
• Current Zoning	Mountain Village Specific Plan - Commercial
• Lot Size	0.88 acres
• Current Use	Vacant
• Original Seller	H.N. Frances Berger Foundation and Mountain Sixth Associates
• Value of Property at Time of Acquisition	\$1,740,540
• Estimated Current Value	Estimated Range: \$200,000-400,000
• Acquisition Date	May 12, 2005 and October 19, 2006
• Property History/Purpose for Acquisition	The property was acquired to assist in the elimination of blighting factors in Project Area #2.

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.)		

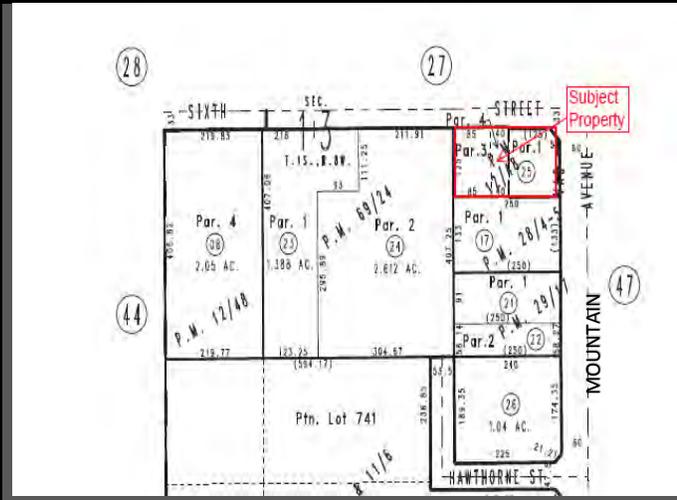
Environmental

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.).	A Phase 1 environmental site assessment had been performed at the time of acquisition.	
• If Yes, describe the current environmental condition of the site	No environmental hazards were found requiring mitigation.	

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.	<i>None.</i>		
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.	<i>In 2004 the Agency solicited Requests for Proposals for commercial development on the site. Due to the economic downturn, an Agreement was never reached for the disposition of the property and the proposed development plan was never constructed. There has never been lease/rental agreements on the site.</i>		
Reuse Assessment and Recommended Action			
• Describe the property's potential for transit-oriented development.	<i>None. The property is not proximate to any transit-related facilities.</i>		
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Any reuse of the property would be consistent with the City of Ontario's General Plan, zoning, all applicable land use requirements and codes, and any other required governmental agency approvals.</i>		
• <u>Recommended Action:</u>	<i>The Successor Agency to the Ontario Redevelopment Agency will sell the property in accordance with this Long Range Property Management Plan and that the proceeds of any sale will be remitted to the County Auditor Controller for distribution to all affected taxing entities or retained by the Successor Agency to pay an enforceable obligation.</i>		



Successor Agency to the Ontario Redevelopment Agency Long Range Property Management Plan



Background Information

• Address	1495 North Mountain Avenue (aka: 0 West Sixth Street)
• Assessor Parcel Number(s)	1008-431-25-0000 (Old APN's: 1008-431-11-0000, 1008-271-19-0000, and 1008-271-20-0000)
• Current Zoning	Mountain Village Specific Plan - Commercial
• Lot Size	0.752 acres
• Current Use	Vacant
• Original Seller	Gene Alair Trust, Jerry Rosenblum, and Ming Chun Wei
• Value of Property at Time of Acquisition	\$680,393
• Estimated Current Value	Estimated Range: \$200,000-400,000
• Acquisition Date	February 24, 1999, July 16, 1996, and November 18, 1996
• <u>Property History/Purpose for Acquisition</u>	The property was acquired to assist in the elimination of blighting factors in Project Area #2.

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.)		

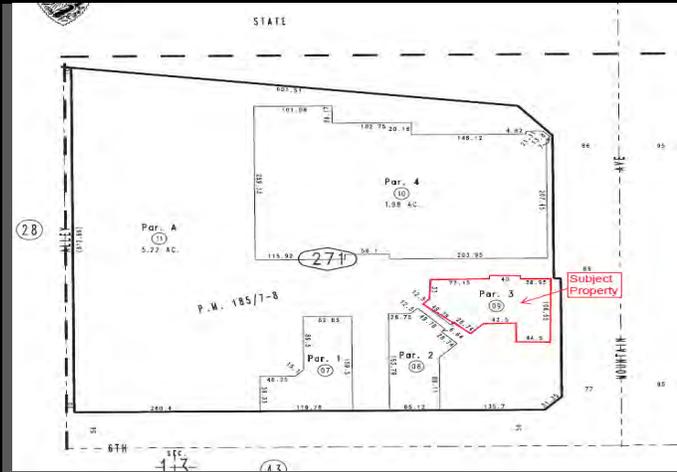
Environmental

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.).	A Phase 1 environmental site assessment had been performed at the time of acquisition.	

<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 	<i>No environmental hazards were found requiring mitigation.</i>
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> 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.	<i>None.</i>
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.	<i>In 2004 the Agency solicited Requests for Proposals for commercial development on the site. Due to the economic downturn, an Agreement was never reached for the disposition of the property and the proposed development plan was never constructed. There has never been lease/rental agreements on the site.</i>
Reuse Assessment and Recommended Action	
<ul style="list-style-type: none"> Describe the property's potential for transit-oriented development. 	<i>None. The property is not proximate to any transit-related facilities.</i>
<ul style="list-style-type: none"> Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. 	<i>Any reuse of the property would be consistent with the City of Ontario's General Plan, zoning, all applicable land use requirements and codes, and any other required governmental agency approvals.</i>
<ul style="list-style-type: none"> <u>Recommended Action:</u> The Successor Agency to the Ontario Redevelopment Agency will sell the property in accordance with this Long Range Property Management Plan and that the proceeds of any sale will be remitted to the County Auditor Controller for distribution to all affected taxing entities or retained by the Successor Agency to pay an enforceable obligation. 	



Successor Agency to the Ontario Redevelopment Agency Long Range Property Management Plan



Background Information

• Address	1505 North Mountain Avenue
• Assessor Parcel Number(s)	1008-271-09-0000
• Current Zoning	Mountain Village Specific Plan - Commercial
• Lot Size	0.31 acres
• Current Use	Vacant
• Original Seller	JAFAM Corporation
• Value of Property at Time of Acquisition	\$202,761
• Estimated Current Value	Estimated Range: \$200,000-300,000– Unknown until a fair market value appraisal report is prepared
• Acquisition Date	October 9, 1998
• Property History/Purpose for Acquisition	The property was acquired to assist in the elimination of blighting factors in Project Area #2.

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.)		

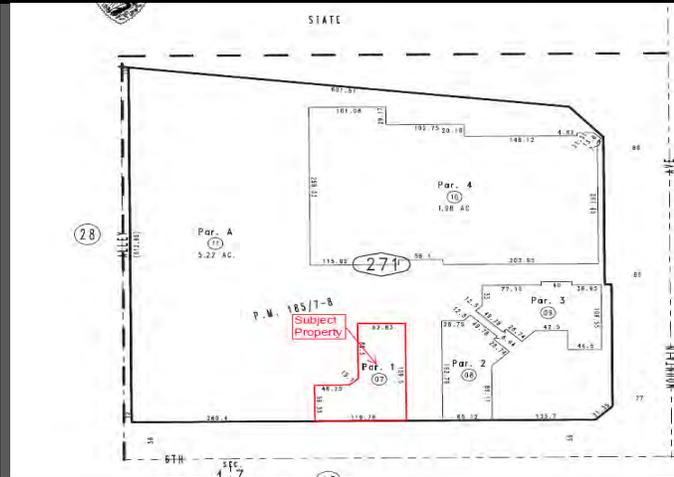
Environmental

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.).	A Phase 1 environmental site assessment had been performed at the time of acquisition.	
• If Yes, describe the current environmental condition of the site	No environmental hazards were found requiring mitigation.	

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.	<i>None.</i>
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.	<i>The Agency has never had any development plans or lease/rental agreements on the site.</i>
Reuse Assessment and Recommended Action	
• Describe the property's potential for transit-oriented development.	<i>None. The property is not proximate to any transit-related facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Any reuse of the property would be consistent with the City of Ontario's General Plan, zoning, all applicable land use requirements and codes, and any other required governmental agency approvals.</i>
• <u>Recommended Action:</u>	<i>The Successor Agency to the Ontario Redevelopment Agency will sell the property in accordance with this Long Range Property Management Plan and that the proceeds of any sale will be remitted to the County Auditor Controller for distribution to all affected taxing entities or retained by the Successor Agency to pay an enforceable obligation.</i>



Successor Agency to the Ontario Redevelopment Agency Long Range Property Management Plan



Background Information

• Address	1557 North Mountain Avenue
• Assessor Parcel Number(s)	1008-271-07-0000
• Current Zoning	Mountain Village Specific Plan - Commercial
• Lot Size	0.31 acres
• Current Use	Automobile Parking (Shared Parking Agreement)
• Original Seller	JAFAM Corporation
• Value of Property at Time of Acquisition	\$202,761
• Estimated Current Value	Estimated Range: \$200,000-300,000– Unknown until a fair market value appraisal report is prepared
• Acquisition Date	October 9, 1998
• <u>Property History/Purpose for Acquisition</u>	The property was acquired to assist in the elimination of blighting factors in Project Area #2.

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.)		

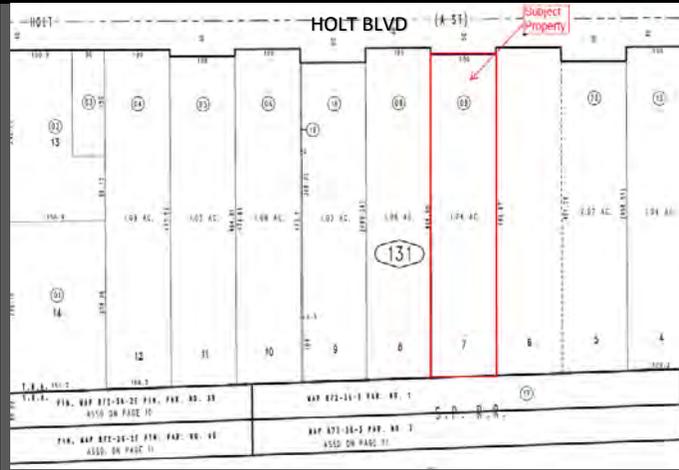
Environmental

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.).	A Phase 1 environmental site assessment had been performed at the time of acquisition.	

<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 	<i>No environmental hazards were found requiring mitigation.</i>
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> 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.	<i>None.</i>
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.	<i>The Agency has never had any development plans or lease/rental agreements on the site.</i>
Reuse Assessment and Recommended Action	
<ul style="list-style-type: none"> Describe the property's potential for transit-oriented development. 	<i>None. The property is not proximate to any transit-related facilities.</i>
<ul style="list-style-type: none"> Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. 	<i>Any reuse of the property would be consistent with the City of Ontario's General Plan, zoning, all applicable land use requirements and codes, and any other required governmental agency approvals.</i>
<ul style="list-style-type: none"> <u>Recommended Action:</u> <i>The Successor Agency to the Ontario Redevelopment Agency will sell the property in accordance with this Long Range Property Management Plan and that the proceeds of any sale will be remitted to the County Auditor Controller for distribution to all affected taxing entities or retained by the Successor Agency to pay an enforceable obligation.</i> 	



Successor Agency to the Ontario Redevelopment Agency Long Range Property Management Plan



Background Information

• Address	1006 East Holt Boulevard
• Assessor Parcel Number(s)	1049-131-09-0000
• Current Zoning	Commercial and Industrial
• Lot Size	1.05 acres
• Current Use	Vacant
• Original Seller	Pamela M. Boulanger
• Value of Property at Time of Acquisition	\$455,000
• Estimated Current Value	Estimated Range: \$200,000-400,000– Unknown until a fair market value appraisal report is prepared
• Acquisition Date	April 19, 1991
• <u>Property History/Purpose for Acquisition</u>	The property was acquired to assist in the elimination of blighting factors along the East Holt Boulevard Corridor and within the Center City Project Area.

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.)		

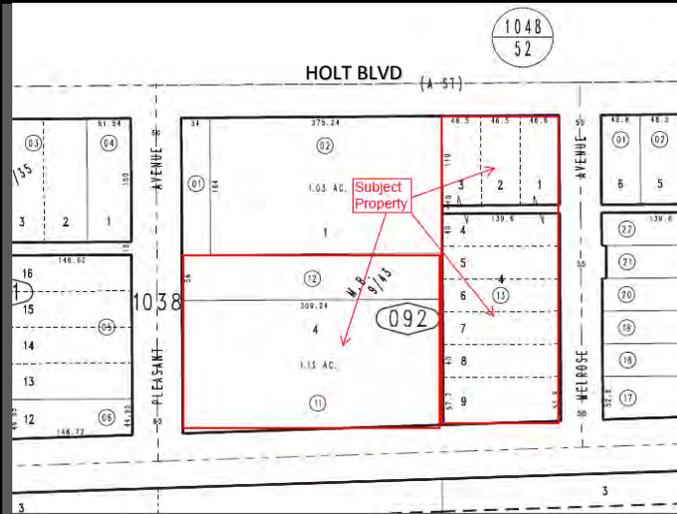
Environmental

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.).	A Phase 1 environmental site assessment had been performed at the time of acquisition.	

<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 	<i>No environmental hazards were found requiring mitigation.</i>
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> 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.	<i>None.</i>
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.	<i>The Agency has never had any development plans or lease/rental agreements on the site.</i>
Reuse Assessment and Recommended Action	
<ul style="list-style-type: none"> Describe the property's potential for transit-oriented development. 	<i>None. The property is not proximate to any transit-related facilities.</i>
<ul style="list-style-type: none"> Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. 	<i>Any reuse of the property would be consistent with the City of Ontario's General Plan, zoning, all applicable land use requirements and codes, and any other required governmental agency approvals.</i>
<ul style="list-style-type: none"> <u>Recommended Action:</u> <i>The Successor Agency to the Ontario Redevelopment Agency will sell the property in accordance with this Long Range Property Management Plan and that the proceeds of any sale will be remitted to the County Auditor Controller for distribution to all affected taxing entities or retained by the Successor Agency to pay an enforceable obligation.</i> 	



Successor Agency to the Ontario Redevelopment Agency Long Range Property Management Plan



Background Information

• Address	115 South Pleasant Avenue and 610 East Holt Boulevard
• Assessor Parcel Number(s)	1049-092-11-0000, 1049-092-12-0000, and 1049-092-13-0000
• Current Zoning	Planned Unit Development – Commercial and Industrial
• Lot Size	2.76 acres
• Current Use	Vacant
• Original Seller	Jose and Donna Silva and AT&T Corporation
• Value of Property at Time of Acquisition	\$760,260
• Estimated Current Value	Estimated Range: \$400,000-600,000
• Acquisition Date	August 24, 1992 and January 7, 2005
• <u>Property History/Purpose for Acquisition</u>	The property was acquired to assist in the elimination of blighting factors in along the East Holt Boulevard Corridor and the Center City Project Area.

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.)		

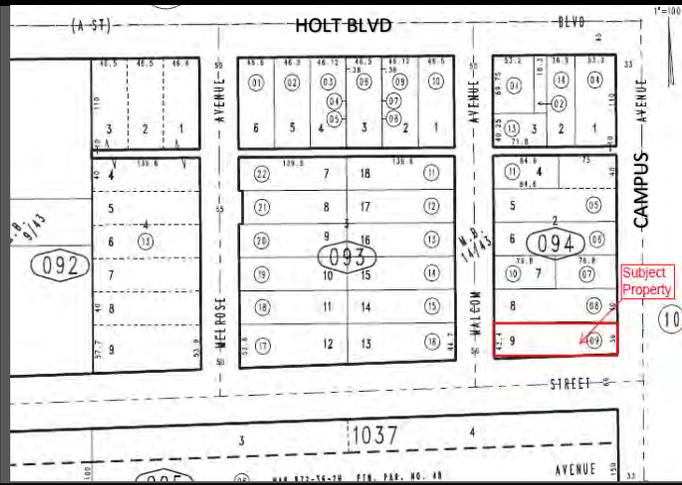
Environmental

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.).	A Phase 1 environmental site assessment had been performed at the time of acquisition.	

<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 	<i>No environmental hazards were found requiring mitigation.</i>
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> 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.	<i>None.</i>
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.	<i>Over the last decade, the Agency had numerous development plans proposed on the site. An Agreement was never reached for the disposition of the property and the proposed development plan/s were never constructed. There has never been lease/rental agreements on the site.</i>
Reuse Assessment and Recommended Action	
<ul style="list-style-type: none"> Describe the property's potential for transit-oriented development. 	<i>None. The property is not proximate to any transit-related facilities.</i>
<ul style="list-style-type: none"> Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. 	<i>Any reuse of the property would be consistent with the City of Ontario's General Plan, zoning, all applicable land use requirements and codes, and any other required governmental agency approvals.</i>
<ul style="list-style-type: none"> <u>Recommended Action:</u> <i>The Successor Agency to the Ontario Redevelopment Agency will sell the property in accordance with this Long Range Property Management Plan and that the proceeds of any sale will be remitted to the County Auditor Controller for distribution to all affected taxing entities or retained by the Successor Agency to pay an enforceable obligation.</i> 	



Successor Agency to the Ontario Redevelopment Agency Long Range Property Management Plan



Background Information

• Address	133 South Malcolm Avenue
• Assessor Parcel Number(s)	1049-094-09-0000
• Current Zoning	Commercial
• Lot Size	0.14 acres
• Current Use	Vacant
• Original Seller	Herrera Family Trust
• Value of Property at Time of Acquisition	\$154,326
• Estimated Current Value	Estimated Range: \$100,000-200,000– Unknown until a fair market value appraisal report is prepared
• Acquisition Date	March 1, 2011
• <u>Property History/Purpose for Acquisition</u>	The property was acquired to assist in the elimination of blighting factors in the Center City Project Area.

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.)		

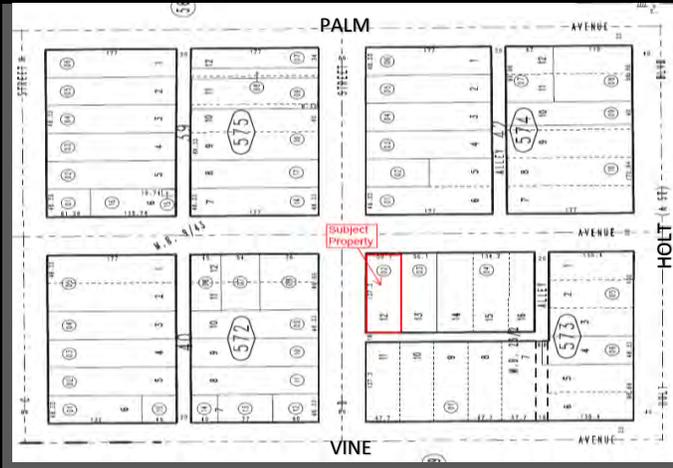
Environmental

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.).	A Phase 1 environmental site assessment had been performed at the time of acquisition.	
• If Yes, describe the current environmental condition of the site	No environmental hazards were found requiring mitigation.	

Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> 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.	<i>None.</i>		
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.	<i>The Agency has never had any development plans or lease/rental agreements on the site.</i>		
Reuse Assessment and Recommended Action			
<ul style="list-style-type: none"> Describe the property's potential for transit-oriented development. 	<i>None. The property is not proximate to any transit-related facilities.</i>		
<ul style="list-style-type: none"> Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. 	<i>Any reuse of the property would be consistent with the City of Ontario's General Plan, Zoning, and all applicable land use requirements.</i>		
<ul style="list-style-type: none"> Recommended Action: <i>The Successor Agency to the Ontario Redevelopment Agency will sell the property in accordance with this Long Range Property Management Plan and that the proceeds of any sale will be remitted to the County Auditor Controller for distribution to all affected taxing entities or retained by the Successor Agency to pay an enforceable obligation.</i> 			



Successor Agency to the Ontario Redevelopment Agency Long Range Property Management Plan



Background Information

• Address	403 West "B" Street
• Assessor Parcel Number(s)	1048-573-02-0000
• Current Zoning	Commercial
• Lot Size	0.16 acres
• Current Use	Vacant
• Original Seller	Glenn R. Jones
• Value of Property at Time of Acquisition	\$175,802
• Estimated Current Value	Estimated Range: \$100,000-200,000– Unknown until a fair market value appraisal report is prepared
• Acquisition Date	December 6, 1991
• <u>Property History/Purpose for Acquisition</u>	The property was acquired to assist in the elimination of blighting factors in the Center City Project Area.

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.)		

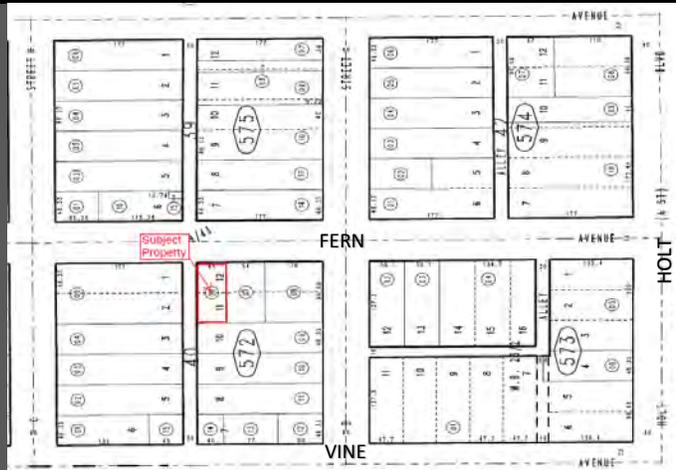
Environmental

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.).	A Phase 1 environmental site assessment had been performed at the time of acquisition.	
• If Yes, describe the current environmental condition of the site	No environmental hazards were found requiring mitigation.	

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.	<i>None.</i>
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.	<i>The Agency has never had any development plans or lease/rental agreements on the site.</i>
Reuse Assessment and Recommended Action	
• Describe the property's potential for transit-oriented development.	<i>None. The property is not proximate to any transit-related facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Any reuse of the property would be consistent with the City of Ontario's General Plan, zoning, all applicable land use requirements and codes, and any other required governmental agency approvals.</i>
• <u>Recommended Action:</u>	<i>The Successor Agency to the Ontario Redevelopment Agency will sell the property in accordance with this Long Range Property Management Plan and that the proceeds of any sale will be remitted to the County Auditor Controller for distribution to all affected taxing entities or retained by the Successor Agency to pay an enforceable obligation.</i>



Successor Agency to the Ontario Redevelopment Agency Long Range Property Management Plan



Background Information

• Address	213 North Fern Avenue
• Assessor Parcel Number(s)	1048-572-06-0000
• Current Zoning	Commercial
• Lot Size	0.11 acres
• Current Use	Vacant
• Original Seller	Brad and Margaret A. Katzman Trust
• Value of Property at Time of Acquisition	\$211,600
• Estimated Current Value	Estimated Range: \$100,000-200,000– Unknown until a fair market value appraisal report is prepared
• Acquisition Date	January 1, 1992
• Property History/Purpose for Acquisition	The property was acquired to assist in the elimination of blighting factors in the Center City Project Area.

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.)		

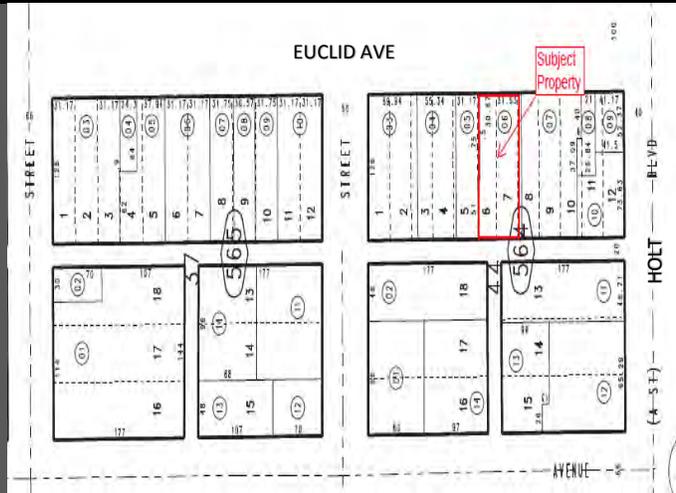
Environmental

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.).	A Phase 1 environmental site assessment had been performed at the time of acquisition.	

<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 	<i>No environmental hazards were found requiring mitigation.</i>
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> 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.	<i>None.</i>
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.	<i>The Agency has never had any development plans or lease/rental agreements on the site.</i>
Reuse Assessment and Recommended Action	
<ul style="list-style-type: none"> Describe the property's potential for transit-oriented development. 	<i>None. The property is not proximate to any transit-related facilities.</i>
<ul style="list-style-type: none"> Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. 	<i>Any reuse of the property would be consistent with the City of Ontario's General Plan, zoning, all applicable land use requirements and codes, and any other required governmental agency approvals.</i>
<ul style="list-style-type: none"> <u>Recommended Action:</u> <i>The Successor Agency to the Ontario Redevelopment Agency will sell the property in accordance with this Long Range Property Management Plan and that the proceeds of any sale will be remitted to the County Auditor Controller for distribution to all affected taxing entities or retained by the Successor Agency to pay an enforceable obligation.</i> 	



Successor Agency to the Ontario Redevelopment Agency Long Range Property Management Plan



Background Information

• Address	121 North Euclid Avenue
• Assessor Parcel Number(s)	1048-564-06-0000
• Current Zoning	Commercial
• Lot Size	0.19 acres
• Current Use	Vacant
• Original Seller	Johnathan J. Novack
• Value of Property at Time of Acquisition	\$377,740
• Estimated Current Value	Estimated Range: \$150,000-250,000– Unknown until a fair market value appraisal report is prepared
• Acquisition Date	June 29, 1992
• <u>Property History/Purpose for Acquisition</u>	The property was acquired to assist in the elimination of blighting factors in the historic downtown and within the Center City Project Area.

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.)		

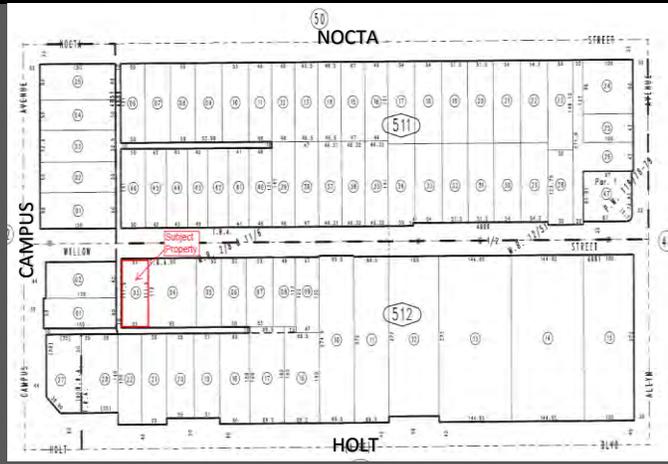
Environmental

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.).	A Phase 1 environmental site assessment had been performed at the time of acquisition.	

<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 	<i>No environmental hazards were found requiring mitigation.</i>
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> 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.	<i>None.</i>
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.	<i>The Agency has never had any development plans or lease/rental agreements on the site.</i>
Reuse Assessment and Recommended Action	
<ul style="list-style-type: none"> Describe the property's potential for transit-oriented development. 	<i>None. The property is not proximate to any transit-related facilities.</i>
<ul style="list-style-type: none"> Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. 	<i>Any reuse of the property would be consistent with the City of Ontario's General Plan, zoning, all applicable land use requirements and codes, and any other required governmental agency approvals.</i>
<ul style="list-style-type: none"> <u>Recommended Action:</u> <i>The Successor Agency to the Ontario Redevelopment Agency will sell the property in accordance with this Long Range Property Management Plan and that the proceeds of any sale will be remitted to the County Auditor Controller for distribution to all affected taxing entities or retained by the Successor Agency to pay an enforceable obligation.</i> 	



Successor Agency to the Ontario Redevelopment Agency Long Range Property Management Plan



Background Information

• Address	708 East Willow Street
• Assessor Parcel Number(s)	1048-512-03-0000
• Current Zoning	Commercial
• Lot Size	0.15 acres
• Current Use	Vacant
• Original Seller	Virginia and Agileo Baluyut
• Value of Property at Time of Acquisition	\$30,750 (Property Tax Defaulted Purchase Price)
• Estimated Current Value	Estimated Range: \$75,000-125,000– Unknown until a fair market value appraisal report is prepared
• Acquisition Date	January 10, 2006
• <u>Property History/Purpose for Acquisition</u>	The property was acquired to assist in the elimination of blighting factors in the Center City Project Area.

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.)				

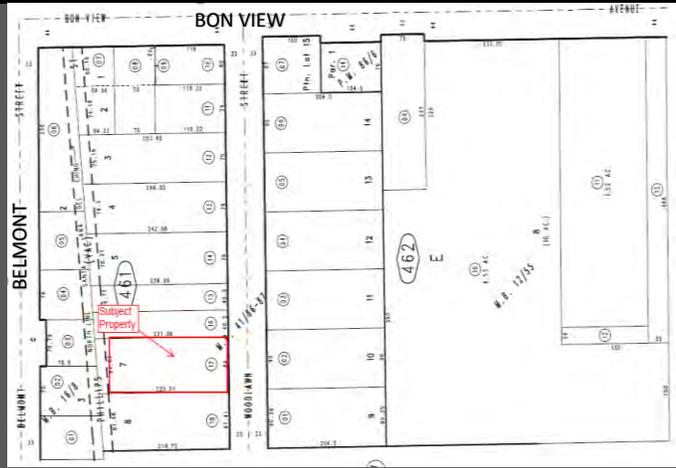
Environmental

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.).				A Phase 1 environmental site assessment had been performed at the time of acquisition.
• If Yes, describe the current environmental condition of the site				No environmental hazards were found requiring mitigation.

Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> 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.	<i>None.</i>		
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.	<i>The Agency has never had any development plans or lease/rental agreements on the site.</i>		
Reuse Assessment and Recommended Action			
<ul style="list-style-type: none"> Describe the property's potential for transit-oriented development. 	<i>None. The property is not proximate to any transit-related facilities.</i>		
<ul style="list-style-type: none"> Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. 	<i>Any reuse of the property would be consistent with the City of Ontario's General Plan, zoning, all applicable land use requirements and codes, and any other required governmental agency approvals.</i>		
<ul style="list-style-type: none"> Recommended Action: <i>The Successor Agency to the Ontario Redevelopment Agency will sell the property in accordance with this Long Range Property Management Plan and that the proceeds of any sale will be remitted to the County Auditor Controller for distribution to all affected taxing entities or retained by the Successor Agency to pay an enforceable obligation.</i> 			



Successor Agency to the Ontario Redevelopment Agency Long Range Property Management Plan



Background Information

• Address	815 East Woodlawn Avenue
• Assessor Parcel Number(s)	1049-461-17-0000
• Current Zoning	Residential
• Lot Size	0.43 acres
• Current Use	Vacant
• Original Seller	Alvin J. Carter and Josephine M. Carter
• Value of Property at Time of Acquisition	\$6,950 (Property Tax Defaulted Purchase Price)
• Estimated Current Value	Estimated Range: \$75,000-125,000– Unknown until a fair market value appraisal report is prepared
• Acquisition Date	March 10, 2003
• <u>Property History/Purpose for Acquisition</u>	The property was acquired to assist in the elimination of blighting factors in the Center City Project Area.

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.)				

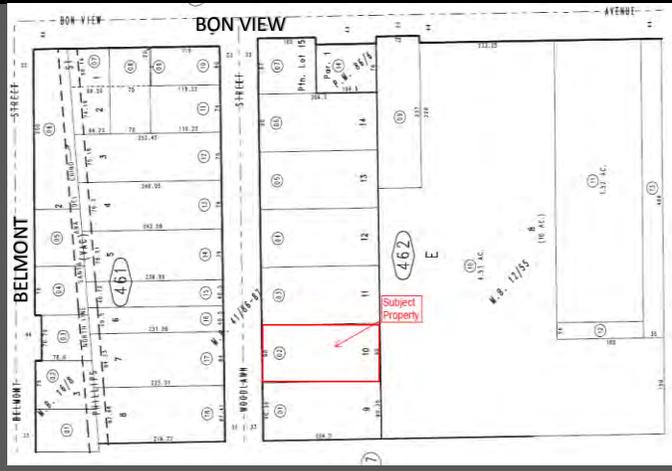
Environmental

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.).	A Phase 1 environmental site assessment had been performed at the time of acquisition.			
• If Yes, describe the current environmental condition of the site	No environmental hazards were found requiring mitigation.			

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.	<i>None.</i>
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.	<i>The Agency has never had any development plans or lease/rental agreements on the site.</i>
Reuse Assessment and Recommended Action	
• Describe the property's potential for transit-oriented development.	<i>None. The property is not proximate to any transit-related facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Any reuse of the property would be consistent with the City of Ontario's General Plan, zoning, all applicable land use requirements and codes, and any other required governmental agency approvals.</i>
• <u>Recommended Action:</u>	<i>The Successor Agency to the Ontario Redevelopment Agency will sell the property in accordance with this Long Range Property Management Plan and that the proceeds of any sale will be remitted to the County Auditor Controller for distribution to all affected taxing entities or retained by the Successor Agency to pay an enforceable obligation.</i>



Successor Agency to the Ontario Redevelopment Agency Long Range Property Management Plan



Background Information

• Address	<i>818 East Woodlawn Avenue</i>
• Assessor Parcel Number(s)	<i>1049-462-02-0000</i>
• Current Zoning	<i>Residential</i>
• Lot Size	<i>0.42 acres</i>
• Current Use	<i>Vacant</i>
• Original Seller	<i>Alvin J. Carter and Josephine M. Carter</i>
• Value of Property at Time of Acquisition	<i>\$13,350 (Property Tax Defaulted Purchase Price)</i>
• Estimated Current Value	<i>Estimated Range: \$75,000-125,000– Unknown until a fair market value appraisal report is prepared</i>
• Acquisition Date	<i>March 10, 2003</i>
• <u>Property History/Purpose for Acquisition</u>	<i>The property was acquired to assist in the elimination of blighting factors in the Center City Project Area.</i>

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.).	<i>A Phase 1 environmental site assessment had been performed at the time of acquisition.</i>	
• If Yes, describe the current environmental condition of the site	<i>No environmental hazards were found requiring mitigation.</i>	

Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> 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.	<i>None.</i>		
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.	<i>The Agency has never had any development plans or lease/rental agreements on the site.</i>		
Reuse Assessment and Recommended Action			
<ul style="list-style-type: none"> Describe the property's potential for transit-oriented development. 	<i>None. The property is not proximate to any transit-related facilities.</i>		
<ul style="list-style-type: none"> Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. 	<i>Any reuse of the property would be consistent with the City of Ontario's General Plan, zoning, all applicable land use requirements and codes, and any other required governmental agency approvals.</i>		
<ul style="list-style-type: none"> Recommended Action: <i>The Successor Agency to the Ontario Redevelopment Agency will sell the property in accordance with this Long Range Property Management Plan and that the proceeds of any sale will be remitted to the County Auditor Controller for distribution to all affected taxing entities or retained by the Successor Agency to pay an enforceable obligation.</i> 			

**C. GOVERNMENTAL USE - RETENTION OF THE PROPERTY FOR FUTURE
GOVERNMENTAL USE CATEGORY**

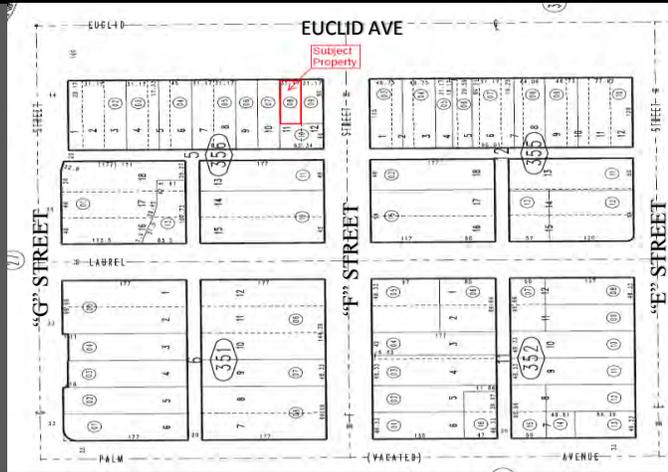
Governmental Use Properties include:

C-1) 603 North Euclid Avenue

[ATTACHED BEHIND THIS PAGE]



Successor Agency to the Ontario Redevelopment Agency Long Range Property Management Plan



Background Information

• Address	603 North Euclid Avenue
• Assessor Parcel Number(s)	1048-356-08-0000
• Current Zoning	Commercial
• Lot Size	0.06 acres
• Current Use	California University San Bernardino – Full-Time Small Business Development Center Office
• Original Seller	Da H. Le
• Value of Property at Time of Acquisition	\$578,915
• Estimated Current Value	Estimated Range: \$600,000-800,000 – Unknown until a fair market value appraisal report is prepared
• Acquisition Date	August 31, 2007
• <u>Property History/Purpose for Acquisition</u>	The Redevelopment Agency purchased the parcel in 2007 as Administrative Offices to the Ontario Redevelopment Agency.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$12.00 Annually
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	The Small Business Development Center provides a wide range of free small business support services to the community.

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.).	A Phase 1 environmental site assessment had been performed at the time of acquisition.

<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 	<i>No environmental hazards were found requiring mitigation.</i>
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> 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.	<i>None.</i>
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.	<i>The Agency has never had any development plans. The property is leased to California University San Bernardino – Small Business Development Center on a multi-year basis.</i>
Reuse Assessment and Recommended Action	
<ul style="list-style-type: none"> Describe the property's potential for transit-oriented development. 	<i>None. The property is not proximate to any transit-related facilities.</i>
<ul style="list-style-type: none"> Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. 	<i>Any reuse of the property would be consistent with the City of Ontario's General Plan, zoning, all applicable land use requirements and codes, and any other required governmental agency approvals.</i>
<ul style="list-style-type: none"> <u>Recommended Action:</u> <i>The Successor Agency to the Ontario Redevelopment Agency will transfer the property to the City as a governmental use property because it was acquired for a governmental administrative office and is currently being used by the California State University of San Bernardino – Small Business Development Center.</i> 	

**OVERSIGHT BOARD
FOR THE SUCCESSOR AGENCY
TO THE ONTARIO REDEVELOPMENT AGENCY**

*STAFF REPORT
AGENDA ITEM 3*

Meeting Date: December 10, 2015

Subject: A Resolution approving a the Transfer of Certain Properties from the Successor Agency to the Ontario Housing Authority

Recommended Action:

That the Oversight Board of the Successor Agency to the dissolved Ontario Redevelopment Agency (“Redevelopment Agency”) adopt a Resolution approving the transfer of certain properties of the Successor Agency to the Ontario Redevelopment Agency (“Successor Agency”) to the Ontario Housing Authority (“Authority”) pursuant to Health and Safety Code 34176.

Background

Pursuant to Health and Safety Code Section 34172, the Agency was dissolved as of February 1, 2012. The City elected to serve as the Successor Agency.

The Redevelopment Agency previously directed the transfer of certain real properties (“Properties”), as further identified in the attached resolution, through a Cooperation Agreement entered into by and between the Redevelopment Agency and the City, dated February 15, 2011. However, pursuant to Assembly Bill 1X 26, enacted in June 2011, and Assembly Bill 1484, enacted in June 2012 (collectively, the “Dissolution Act”), asset transfers between the former Redevelopment Agency, the City and/or the Authority after January 1, 2011 are potentially invalid.

Pursuant to Health and Safety Code Section 34167.5, the State Controller’s Office (“SCO”) scheduled an audit to review all transfers of the former Redevelopment Agency. The SCO finalized their findings in a report, dated September 30, 2014. The SCO’s report provided that the transfer of the Properties from the Redevelopment Agency to the City or Authority pursuant to the Cooperation Agreement were unallowable transfers. The SCO Report directed the City and Authority to turn these properties over to the Successor Agency.

On April 7, 2015, the Authority and Successor Agency approved and adopted resolutions directing staff to transfer the Properties back to the Successor Agency. No Oversight Board action was legally required. As a result, staff complied with SCO’s directive.

On May 5, 2015 the Authority and Successor Agency approved and adopted resolutions directing staff to transfer certain Properties intended for current and/or future in-fill housing development projects to the Authority.

On May 28, 2015 the Oversight Board approved Resolution No. 00B-027 approving the transfer to of certain Properties intended for current and/or future in-fill housing development projects to the Authority.

Staff is currently recommending that the Oversight Board again approve the transfer of certain Properties intended for current and/or future in-fill housing development projects to the Authority. If approved, staff will then forward the approved resolution to the State Department of Finance for an up to one-hundred day review period.

As a result, staff recommends approval of the attached resolution transferring those certain properties from the Successor Agency to the Authority.

Fiscal Impact

The approval of the Resolution creates no fiscal obligation.

RESOLUTION NO. _____

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED THE ONTARIO REDEVELOPMENT AGENCY APPROVING THE TRANSFER OF CERTAIN PROPERTIES OF THE FORMER ONTARIO REDEVELOPMENT AGENCY TO THE ONTARIO HOUSING AUTHORITY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34176

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of Ontario (“City”) elected to serve as the successor agency (“Successor Agency”) to the former Ontario Redevelopment Agency (“Agency”), following dissolution of the Redevelopment Agency pursuant to AB X1 26, adopted in June 2011, and AB 1484, adopted in June 2012 (collectively, the “Dissolution Act”); and

WHEREAS, pursuant to Health and Safety Code Section 34177(e), the Successor Agency is required to “dispose of assets and properties of the former redevelopment agency as directed by the oversight board;” and under Health and Safety Code Section 34181(a), the Oversight Board is required to direct the Successor Agency to “dispose of all assets and properties of the former redevelopment agency,” however, the oversight board may instead direct the successor agency to transfer ownership of assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, and fire stations, to the appropriate public jurisdiction; and

WHEREAS, pursuant to Health and Safety Code Section 34176(b), the City designated the Ontario Housing Authority (“Authority”) as the entity to retain the housing assets and functions previously performed by the Agency; and

WHEREAS, Health and Safety Code Section 34191.3 provides that the provisions of Section 34177(e) and 34181(a) shall be suspended until the Department of Finance (“DOF”) has approved a long-range property management plan, “except as those provisions apply to the transfers for governmental use;” and

WHEREAS, the Agency acquired certain properties, as more particularly described and depicted in Attachment 1 (“Housing Properties”), and entered into or intended to enter into agreements governing the Housing Properties to promote the goals and objectives of the Agency including, but not limited to, the provision of affordable housing to residents of the City of Ontario; and

WHEREAS, pursuant to Health and Safety Code Section 34176(b), all rights, powers, assets, liabilities, duties and obligations associated with the housing activities of the Agency, excluding any amounts in the Low and Moderate Income Housing Fund, shall be transferred to the Authority, as the designated housing successor to the Agency; and

WHEREAS, the Oversight Board desires to convey the Housing Properties to the Authority, and the Authority desires to accept the conveyance of the Housing Properties, in

accordance with Health and Safety Code Section 34176 to ensure that the Housing Properties continue to be used for affordable housing purposes; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED ONTARIO REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. The approval of the transfer of Properties from the Successor Agency to the Authority does not commit the Successor Agency, Authority to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

Section 3. Transfer of Properties. The Oversight Board hereby approves and authorizes the transfer of title to the Housing Properties listed and depicted in Attachment 1 from the Successor Agency to the Authority.

Section 4. Implementation. The Oversight Board hereby authorizes and directs the Successor Agency to execute any and all documents, and take any and all action necessary to effectuate the transfer of the properties from the Successor Agency Authority in accordance with this Resolution and applicable law.

Section 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 6. Certification. The City Clerk, acting on behalf of the Oversight Board, shall certify to the adoption of this Resolution.

Section 7. Effective Date. Pursuant to Health and Safety Code section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for five (5) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED AND ADOPTED THIS 10th day of December, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

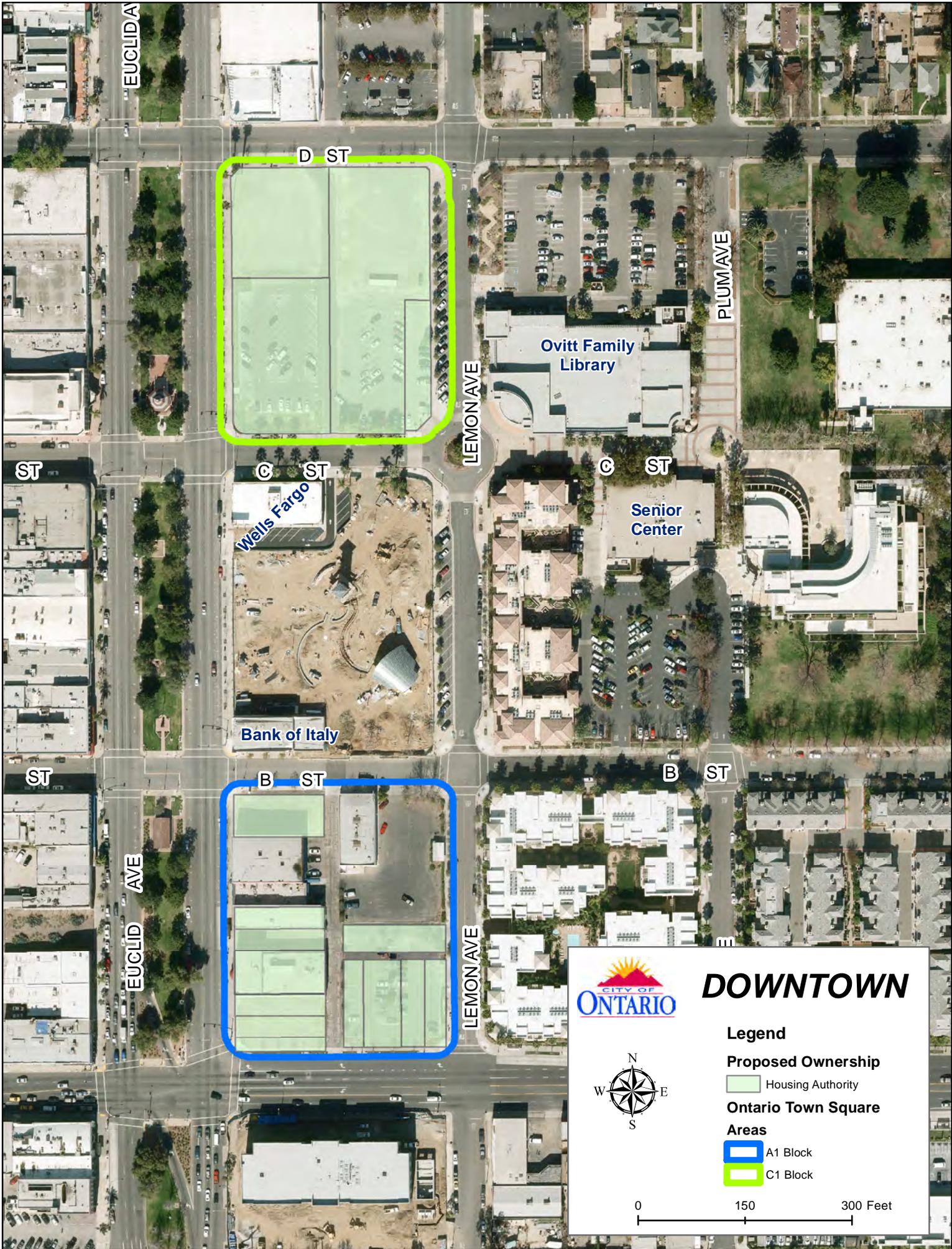
ATTEST:

Oversight Board Secretary

ATTACHMENT 1

HOUSING PROPERTIES

Properties Being Transferred From The Successor Agency to the Ontario Housing Authority	
ONTARIO TOWN SQUARE A-1 AND C-1 BLOCKS	
Site Address	APN
0 North Euclid Avenue	1048-533-10
100 North Euclid Avenue	1048-553-11
112 North Euclid Avenue	1048-553-12
114-116 North Euclid Avenue	1048-533-13
118 North Euclid Avenue	1048-533-14
122 North Euclid Avenue	1048-533-15
128 North Euclid Avenue	1048-533-01
115 North Lemon Avenue	1048-533-05
115 East Holt Boulevard	1048-533-09
117 East Holt Boulevard	1048-533-08
123 East Holt Boulevard	1048-533-07
127 East Holt Boulevard	1048-533-06
334 North Euclid Avenue	1048-551-12
127 East "C" Street	1048-551-13
NORTHEAST CORNER OF HOLT BOULEVARD AND VIRGINIA AVENUE	
Site Address	APN
1125 East Holt Boulevard	1048-472-01
116 North Virginia Avenue	1048-472-02
120 North Virginia Avenue	1048-472-03
126 North Virginia Avenue	1048-472-04
1034 EAST STATE STREET	
Site Address	APN
1034 East State Street	1049-194-07



EUCLIDA

D ST

PLUM AVE

LEMON AVE

Ovitt Family Library

ST

Wells Fargo

Bank of Italy

Senior Center

ST

B ST

B ST

EUCLID AVE

LEMON AVE



DOWNTOWN

Legend

Proposed Ownership

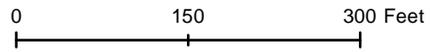
Housing Authority

Ontario Town Square

Areas

A1 Block

C1 Block





VIRGINIA AVE

HOLT BLVD

APN# 104847204
APN# 104847203
APN# 104847202
APN# 104847201



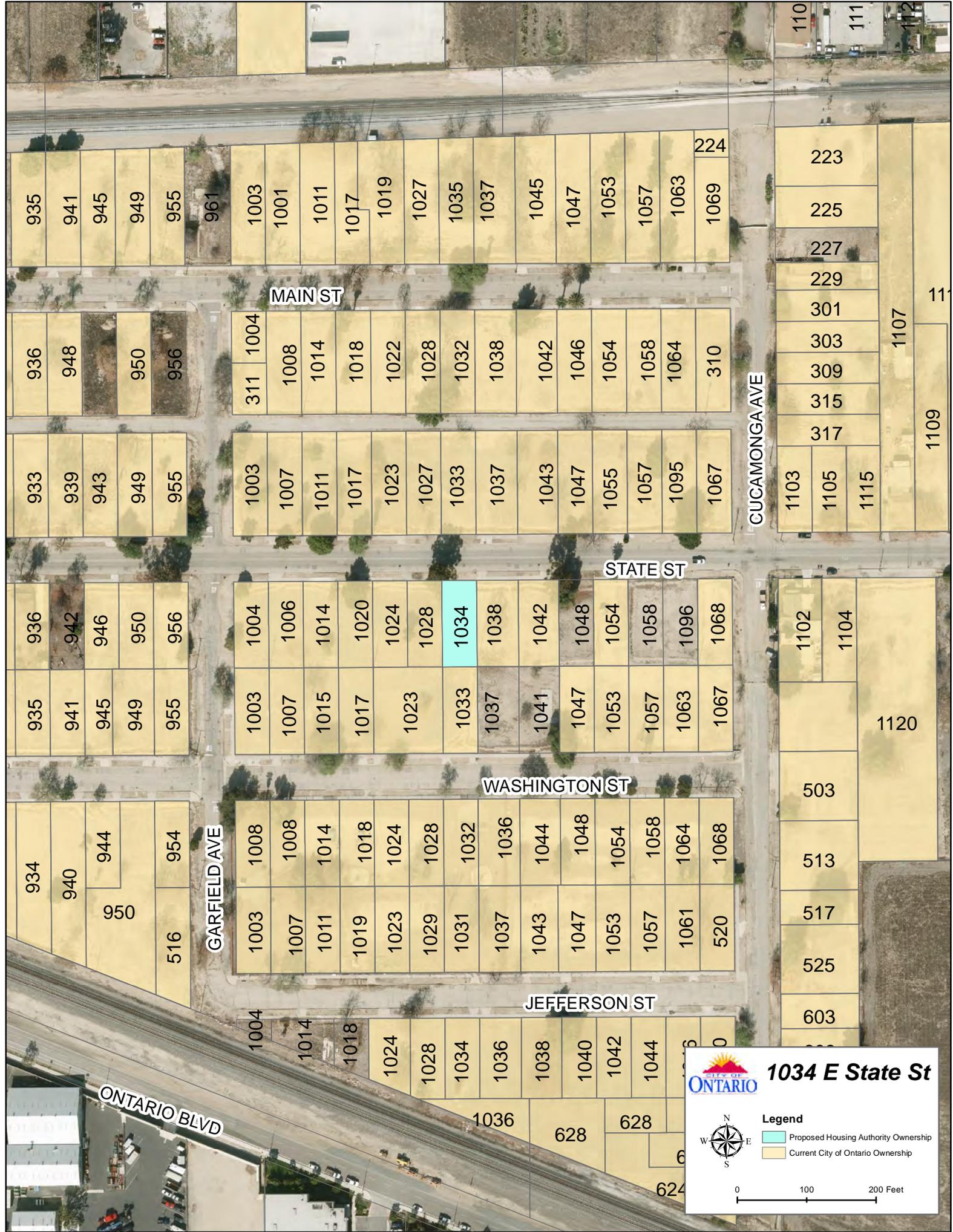
Holt Blvd & Virginia Av



Legend

 Proposed Housing Authority Ownership





CITY OF ONTARIO

1034 E State St

Legend

- Proposed Housing Authority Ownership
- Current City of Ontario Ownership

0 100 200 Feet