
LONG-RANGE PROPERTY MANAGEMENT PLAN

First Amendment



Successor Agency for the
former Redevelopment Agency of the
City of Santa Clarita

December 9, 2015

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LONG RANGE PROPERTY MANAGEMENT PLAN BACKGROUND

The Oversight Board for the Successor Agency to the former Redevelopment Agency of the City of Santa Clarita approved the Long Range Property Management Plan on December 17, 2013. Accompanying the Oversight Board's approval were property disposition procedures that were adopted in an effort to maximize the long term value of the sale of Successor Agency properties. The Department of Finance approved the Long Range Property Management Plan on June 27, 2014.

The Long Range Property Management Plan included three properties that were previously held by the Redevelopment Agency.

Property Name	Approved LRPMP Designation
Old Town Newhall Library	Governmental Use
Redevelopment Block	To Be Sold
Parking Lot	To Be Sold

This First Amendment seeks to amend the Long Range Property Management Plan related to a portion of the Redevelopment Block and the entirety of the Parking Lot. Both of these properties were intended to be used as parking at the time of purchase, are currently being used for parking, will continue to be used for parking and have no revenue generation anticipated.

Property Name	Proposed LRPMP Designation
Redevelopment Block	Partial To Be Sold/Governmental Use
Parking Lot	Governmental Use

LEGISLATIVE AUTHORITY

On September 22, 2015, Governor Brown signed SB 107 which provides Successor Agencies the authority to amend the Department of Finance-approved Long Range Property Management Plan so that parking facilities and lots dedicated to public parking can be considered governmental use and transferred to the applicable public entity.

Specifically, Health and Safety Code Section 34191.3 was amended to read as follows:

(b) If the department has approved a successor agency's long-range property management plan prior to January 1, 2016, the successor agency may amend its long-range property management plan once, solely to allow for retention of real properties that constitute "parking facilities and lots dedicated solely to public parking" for governmental use pursuant to Section 34181. An amendment to a successor agency's long-range property management plan under this subdivision shall be submitted to its oversight board for review and approval pursuant to Section 34179, and any such amendment shall be submitted to the department prior to July 1, 2016.

(c) (i) Notwithstanding paragraph (2) of subdivision (a) of Section 34181, for purposes of amending a successor agency's long-range property management plan under subdivision (b), "parking facilities and lots dedicated solely to public parking" do not include properties that, as of the date of transfer pursuant to the amended long range property management plan, generate revenues in excess of reasonable maintenance costs of the properties.

REDEVELOPMENT BLOCK

In 2009, the Redevelopment Agency purchased the "Redevelopment Block" (APNs 2831-007-900 thru 908) with the intent that public parking would be provided on a portion of this site as development occurred. The Successor Agency is requesting to reassign a portion of this property from a property to be sold to a property that may be retained for governmental use, specific to parking as outlined in SB 107.

Since purchasing the property, the Redevelopment Agency invested in relocating the tenants, clearing the site and preparing the area for a development that is consistent with the Old Town Newhall Specific Plan (ONSP), the guiding land use policy and vision for development in the area. The ONSP contemplated a "park once" strategy for the Old Town Newhall area that included two parking structure facilities, one located to the North and one located to the South of the Main Street area.

As the buildings that occupied the Redevelopment Block, located on the North end of Main Street, were vacated the dilapidated and blighting improvements were demolished to allow the site to be accessible for free, public parking. This site currently is open to the public and provides free parking spaces, representing approximately 50% of the total land area.

Pursuant to the Long Range Property Management Plan and the property disposition procedures, this property is to be sold. As such, the Successor Agency released a Request for Qualifications for the site in November 2014 that included the requirement of providing

public parking on the site; in addition to other elements including a theatre component and a mixed-use component in accordance with the vision of the ONSP. As a result of this effort, a team of developers have been selected and the Successor Agency executed Exclusive Negotiating Agreements with the selected development partners as well as the City.

The Exclusive Negotiation Agreement that includes the City is related to the development of a long-term parking solution for the Redevelopment Block as well as the Main Street area of Old Town Newhall. Currently, the City is evaluating a proposal to provide 350-400 free, public parking spaces contained within a multi-level parking structure.

As part of the overall development of the site, the nine existing parcels will be adjusted to be three parcels, with one parcel specific to the parking structure. While the exact dimensions of that parcel are unknown at this time, it is roughly estimated to be 32% of the property.

There is no future revenue generation contemplated as a result of the development of public parking as it is intended to be provided to the public at no cost. The ultimate cost of constructing the parking structure and subsequent maintenance is to be borne by the City of Santa Clarita. The taxing entities will not be negatively impacted as a result of the continued provision of free public parking on the site. As contemplated in the ONSP, the provision of the “park once” facilities will free up land in the ONSP area otherwise devoted to surface parking which can then be developed with allowable commercial and residential uses. Accordingly, any one-time revenues foregone by the taxing entities as a result of designating a portion of the site as governmental use, will more than be made up by the increased property taxes generated by the contemplated development of the balance of the site with mixed-uses and a theatre, but also by the gradual increase in property taxes generated by development in the ONSP area that is facilitated by the development of the parking facility.

In August 2013, as part of the preparation of the Long Range Property Management Plan, the Successor Agency had the entire property appraised which resulted in an estimated value of \$2.2 million. Based on that estimated value, the area of the property that is being used for parking and would be utilized for future public parking to be considered as governmental use has an estimated value of \$704,000.

PARKING LOT

In 2005, the property referred to as the “Parking Lot” (APN: 2831-019-901) was purchased for the purpose of eliminating blighting conditions in the area and to provide public parking. The Successor Agency is requesting to reassign this property from a property to be sold to

a property that may be retained for governmental use, and specific to parking as outlined in SB 107.

The property is currently used for public parking, with striping and signage to that effect. It is open to the public at no cost. There is no revenue generation currently or contemplated in the future for this property as a result of public parking.

In preparation for the sale of the property pursuant to the implementation of the Long Range Property Management Plan, the Successor Agency commissioned an appraisal in March 2015. The estimated value of the property is \$186,000.