

Agenda

City of Visalia Oversight Board of the Successor Agency of the Redevelopment Agency of Visalia

Chair: Mike Olmos, City of Visalia
Vice Chair: Phil Cox, Tulare County
Secretary: Mark Larsen, Kaweah Delta Water Conservation District
Board Member: Eric Frost, City of Visalia
Board Member: Nathan Hernandez, Visalia Unified School District
Board Member: John Hess, Tulare County
Board Member: Greg Sherman, College of the Sequoias

Thursday, February 19, 2015

5:30 p.m.

City Hall, Council Chambers
707 West Acequia, Visalia CA

- 5:30 p.m. 1. Welcome and public comment.
(Remind board members that these meetings are subject to the Brown Act)
- 5:35 p.m. 2. Accept Action Agenda from 4/09/2014.
- 5:40 p.m. 3. Approve Fiscal Year 2015/16 Budget. The City has already approved the budget. The Oversight Board should also approve the budget because it will be placed as expenses on the ROPS.
- 5:45 p.m. 4. Repayment of Advances – The City lent money to the former Redevelopment Agency. Now that the City has a finding of completion, the Oversight Board may approve that the loans be reinstated as enforceable obligations if the Board finds that the loans were used for legitimate redevelopment uses. Resolution 2015-01 Required.
- 5:55 p.m. 5. Approve Fiscal Year 2015/16 Required Obligation Payment Schedule – ROPS are approved for 6 month periods. To streamline the process, staff is presenting the full fiscal year's proposed ROPS. Resolution 2015-02 and 2015-03 Required.
- 6:05 p.m. 6. Property for Different Uses – Proposal to reclassify a future development property in the Agency's Long Range Property Management Plan to Governmental Use – Jennings's Ditch Parcel.

Next meeting: To be arranged

In compliance with the American Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4512 48-hours in advance of the meeting. For Hearing Impaired – Call (559) 713-4900 (TDD) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Oversight Board of the Successor Agency after distribution of the agenda are available for public inspection in the Office of the City Clerk, 425 E. Oak Street, Suite 301, Visalia CA 93921, during normal business hours.

Action Agenda

City of Visalia Oversight Board of the Successor Agency of the Redevelopment Agency of Visalia

Chair: Mike Olmos, City of Visalia - Present
Vice Chair: Phil Cox, Tulare County - Absent
Secretary: Mark Larsen, Kaweah Delta Water Conservation District - Present
Board Member: Eric Frost, City of Visalia - Present
Board Member: Nathan Hernandez, Visalia Unified School District - Present
Board Member: John Hess, Tulare County - Present
Board Member: Greg Sherman, College of the Sequoias - Absent

Wednesday, April 9, 2014

5:30 p.m.

City Hall, Council Chambers
707 West Acequia, Visalia CA

5:32 p.m.

1. Welcome and public comment

(Remind board members that these meetings are subject to the Brown Act)

Meeting called to order by Chair Olmos. No Public Comments.

2. Accept Action Agenda from 2/26/2014

No Comments. Moved by Secretary Larsen, seconded by Board Member Hernandez to accept the action agenda (4-0, Hess abstained, Cox and Sherman absent)

3. Approve amended Long Range Property Management Plan (LRMP) pursuant to Health and Safety Code Section 34191.5. Resolution 2014-03 required.

Board Member Frost explained why the Long Range Property Management Plan was amended. A revised staff report was provided by at the meeting by Ruth Pena. Moved by Board Member Hess, seconded by Board Member Hernandez to adopt Resolution 2014-03 to approve the amended Long Range Property Management Plan (5-0, Cox and Sherman absent).

4. Approve Restated General Fund Advances to the Former Redevelopment Agency as appropriate for Redevelopment Purposes and as Enforceable Obligations after a finding of completion. Resolution 2014-04 required.

Board Member Frost explained why the three cash advances made by the City of Visalia to the Visalia Redevelopment Agency were for appropriate redevelopment purposes and therefore enforceable obligations. Moved by Board Member Hernandez, seconded by Secretary Larsen to adopt Resolution 2014-04 finding that City cash advances were appropriate Redevelopment uses which allows the advances to be enforceable obligations upon finding of completion (5-0 Cox and Sherman absent).

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5. Approve a revised Fiscal Year 2014/15 Required Obligation Payment Schedules. Resolutions 2014-05 and 2014-06 required.

Board Member Frost explained the revised ROPS for Fiscal Year 2014/15. Moved by Secretary Larsen, seconded by Board Member Hess to adopt Resolution 2014-05 approving the ROPS for the time period of July 2014 to December 2014 and Resolution 2014-06 approving the ROPS for the time period of January 2015 to June 2015 (5-0 Cox and Sherman absent).

5:57 p.m

Meeting Adjourned

Next meeting:

To be arranged

Submitted by Gladys Ruiz, Recording Clerk for the Oversight Board.

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City of Visalia
Oversight Board of the
Successor Agency of the Redevelopment Agency of Visalia

MEETING

DATE: February 19, 2015

TO: Successor Agency Oversight Board

FROM: Eric Frost, Administrative Services Director

SUBJECT: Presentation of the Successor Agency Budget for FY 2015/16

AGENDA

ITEM #: 3

Review:

Dept. Head ef
(Initials & date required)

City Atty _____
(Initials & date required
or N/A)

Recommendation: That the Oversight Board approve the City of Visalia's Successor Agency's Administrative Budget for FY 2015/16.

Discussion: As of January 31, 2012, the City's Redevelopment Agency ceased to exist. The successor agency was created by the City of Visalia to repay debts and dispose of assets. These debts are authorized for repayment by having the City's Redevelopment Oversight Board and the Department of Finance approve its Recognized Obligation Payment Schedule (ROPS). The ROPS is a listing of all the outstanding debts of the former Redevelopment Agency. Former tax increment revenues are released to the extent needed to pay these debts plus an administrative allowance. The budget for the ROPS will be discussed in Item 4 of the agenda.

The total proposed budget for 2015/16 is \$1,447,241. Most of the proposed budget is for repayment of debt as shown in the ROPS. The proposed budget also includes an administrative budget of \$250,000.

State law allows up to \$250,000 a year in eligible administrative expenses in addition to property tax amounts necessary to repay all debt. Staff proposes a budget of \$250,000 as shown in Table I, Proposed Administrative Budget. Most of the allocated costs are for personnel expenses in administrating the winding down of the agency. Staff has proposed budgeting the full amount of the administrative allowance. However, the Successor Agency may only be reimbursed for expenses actually incurred up to \$250,000 a year. Professional Services category is a placeholder in the event special services are needed to close out the RDA. Allocated cost categories will be adjusted to reflect based upon recent departmental reorganizations during the budget process.

Table I
Proposed Administrative Budget

SUCCESSOR AGENCY	BUDGET DETAIL	
ACCOUNT DESCRIPTION	2014-15 PROJECTION	2015-16 PROPOSED
ADMINISTRATION BUDGET		
PROF & SPECIZED SERVICE	\$ 95,700	\$ 95,700
	95,700	95,700
SA REVOLVING	36,700	36,700
INVESTMENT SERVICES	1,400	1,400
	\$ 38,100	\$ 38,100
ALLOC-ASSIST CITY MANAGER	10,500	10,500
ALLOC-RISK MANAGEMENT	15,500	15,500
ALLOC-G/G-GENERAL GOV	35,600	35,600
ALLOC-G/G-ADMINISTRATION	13,800	13,800
ALLOC-G/G-FIN-BUDGET & ANALYSIS	39,600	39,600
ALLOC-G/G-FIN-ACCOUNTING	1,200	1,200
	\$ 116,200	\$ 116,200
TOTAL ADMINISTRATION BUDGET	\$ 250,000	\$ 250,000
ROPS BUDGET		
DEBT OBLIGATION PAYMENTS	\$ 799,110	\$ 1,197,241
TOTAL BUDGET	\$1,049,110	\$1,447,241

City of Visalia
Oversight Board of the
Successor Agency of the Redevelopment Agency of Visalia

MEETING

DATE: 2/19/2015

TO: Successor Agency Oversight Board

FROM: Eric Frost, Administrative Services Director

SUBJECT: Finding that City Cash Advances were for appropriate Redevelopment uses which allows the advances to be enforceable obligations upon finding of completion

Review:

Dept. Head _____
(Initials & date required)

City Atty _____
(Initials & date required
or N/A)

AGENDA

ITEM #: 4

Recommendation: That the Oversight Board finds that the three cash advances made by the City of Visalia to the Visalia Redevelopment Agency were for appropriate redevelopment purposes.

Discussion

Last year in April of 2014, the Oversight Board considered this item and approved the inclusion of General Fund Advances to the former Redevelopment Agency as enforceable obligations. At that point, the City did not have a finding of completion. As a result, staff is now bringing the item to the Oversight Board because the City received a finding of completion on July 2, 2014 and recommends placing the advances on the next ROPS according to the Department of Finance letter.

As part of the Redevelopment dissolution process, General Fund Advances to the Redevelopment Agency were voided. In other words, the repayment agreement between the City and the Redevelopment for the cash the City advanced to the redevelopment agency was voided. The attached memo from March 7, 2011 outlines the debts of the Redevelopment Agency.

In 2012, the State legislature passed AB 1484 which provide a pathway for these voided cash advances to enforceable obligations and thus be eligible for repayment. The process required successor agencies to:

1. Make all required payments from the former redevelopment agency;
2. Have the oversight board find that the cash advances were legitimate redevelopment loans;

3. Obtain a “finding of completion” from the Department of Finance.

The oversight board has previously found that these types of loans were enforceable obligations at their April 2014 meeting. However, the Finding of Completion was not yet issued by the Department of Finance. As a result, the board is reviewing these advances once more.

AB 1484 requires that the oversight board find that the advances were for appropriate redevelopment purposes for the City to seek that the loans be deemed enforceable obligations. The associated information authorizing these loans is attached. It should be noted that the reinstatement of these loans also requires a repayment schedule with several requirements, namely:

- a) The repayment schedule is limited to ½ of the tax increment generated by the former redevelopment area above the 2012/13 fiscal year (HSC 34191.4 (b) (2) (A)). Thus the repayment amount is constrained. Staff has met with the County Auditor/Controller and learned that last year’s limit would have been \$326,000. Staff expects that the amount will increase this next year. Further, if the Successor Agency asks for more money than is available, the Auditor/Controller simply reduces the payment to allowed amount.
- b) Any outstanding SERAF loans between the former Redevelopment Agency and the 20% Set-Aside funds must be repaid first from the proceeds of the loan repayment (HSC 34191.4 (b) (2) (B)). In Visalia’s case, the outstanding loans total \$2,000,000. These loans then will be repaid to the Housing Successor Agency from the Visalia Redevelopment Successor Agency.
- c) An additional 20% of the loan principal must be paid to the Housing Successor Agency. (HSC 34191.4 (b) (2) (C)).
- d) Accumulated interest must be recalculated at a rate no greater than Local Agency Investment Fund (LAIF) (HSC 34191.4 (b) (2)).

The loans in questions are shown in Table 1, General Fund Advances and Reduction in Principal Value due to LAIF Cap on Loan Interest.

Table 1,
General Fund Advances and Reduction in Principal Value
due to LAIF Cap on Loan Interest.

General Fund Advances:	East Visalia Operations	East Visalia Properties				Central Advance	Total
		East Visalia - Edison Property	East Visalia - Van Ness Property	East Visalia - Railroad Property	Total East Visalia Properties		
Remaining Principal	\$ 2,478,823	\$ 122,291	\$ 998,450	\$ 1,527,762	\$ 2,648,503	\$ 3,496,127	\$ 8,623,453
Interest Allowed - LAIF Rate	\$ 1,524,814	\$ 93,608	\$ 225,198	\$ 294,500	\$ 613,306	\$ 71,938	\$ 2,210,058
Interest Paid	\$ (260,706)	\$ (161,271)	\$ (340,322)	\$ (384,232)	\$ (885,824)	\$ (60,811)	\$ (1,207,341)
Allowed Advance	\$ 3,742,930	\$ 54,628	\$ 883,326	\$ 1,438,031	\$ 2,375,984	\$ 3,507,255	\$ 9,626,169

By capping the interest rate to LAIF rates, the advances are reduced by \$1 million. Also note that the East Visalia Properties had previously been removed from the Required Obligations Payment Schedule (ROPS) because the City attempted to satisfy the note by transferring the land to the City for debt forgiveness in March of 2011. The State eventually disallowed the transfer so the note is being reinstated.

Applying all these factors leads to the following distribution of outstanding City General Fund loans as shown in Table II, Distribution of General Fund Loan Proceed Advances. It should be noted that from these advances, the General Fund must make the following payments:

- SERAF Loan Repayment. As a condition of allowing the Making the General Fund Advances an enforceable Obligation, the City is required to repay the Housing Successor for loans the General RDA incurred to make Required State budget payments.
Gov. Code 34191.4 b (2) B \$1,632,273
- 20% of all advance repayments will be deposited in the Housing Successor Agency. Interest on loans is estimated And will be the Local Agency Investment Fund
Gov. Code 24191.4 b (2) – Estimate \$2,138,000

Table II

General Fund Advances, Restated					
30-Jun-15					
	Remaining Principal	Interest Allowed	Interest Paid	Restated Principal Amount	Debt Repayment Limit
East Visalia Operations	\$ 2,478,823	\$ 1,524,814	\$ (260,706)	\$ 3,742,930	July-26
East Visalia Property	\$ 2,648,503	\$ 613,306	\$ (885,824)	\$ 2,375,984	July-26
Central Advance	\$ 3,496,127	\$ 71,938	\$ (60,811)	\$ 3,507,255	November-39
	\$ 8,623,453	\$ 2,210,058	\$ (1,207,341)	\$ 9,626,169	
Repayment Schedule	East Operations	East Land	Central Adv	Interest	Total
(Int. Estimated @ LAIF Rate)				* est. @ 0.5%	
June-16	350,000.00			48,130.85	398,130.85
June-17	1,000,000.00			46,380.85	1,046,380.85
June-18	1,000,000.00			41,380.85	1,041,380.85
June-19	1,199,287.00			36,380.85	1,235,667.85
June-20	193,643.45	871,177.00		30,384.41	1,095,204.86
June-21		800,000.00		25,060.31	825,060.31
June-22		704,807.20		21,060.31	725,867.51
June-23			200,000.00	17,536.27	217,536.27
June-24			200,000.00	16,536.27	216,536.27
June-25			200,000.00	15,536.27	215,536.27
June-26			200,000.00	14,536.27	214,536.27
June-27			200,000.00	13,536.27	213,536.27
June-28			200,000.00	12,536.27	212,536.27
June-29			200,000.00	11,536.27	211,536.27
June-30			200,000.00	10,536.27	210,536.27
June-31			200,000.00	9,536.27	209,536.27
June-32			200,000.00	8,536.27	208,536.27
June-33			200,000.00	7,536.27	207,536.27
June-34			200,000.00	6,536.27	206,536.27
June-35			200,000.00	5,536.27	205,536.27
June-36			200,000.00	4,536.27	204,536.27
June-37			200,000.00	3,536.27	203,536.27
June-38			507,254.85	2,536.27	509,791.12
June-39					
	3,742,930.45	2,375,984.20	3,507,254.85	409,358.81	10,035,528.31
* Interest Rate will be the LAIF Interest Rate for the previous year. Interest will be paid before any principal. If full amount is not paid, any residual amount will be carried to the next year.					

Attachment: #4.1 March 7, 2011 Item on RDA Debt

City of Visalia Agenda Item Transmittal

Meeting Date: March 7, 2011

Agenda Item Number (Assigned by City Clerk): 7

Agenda Item Wording: Receive update on State Budget and Redevelopment

Deadline for Action:

Submitting Department: Housing and Economic Development, Administrative Services

Contact Name and Phone Number: Eric Frost, 713-4474
Ricardo Noguera, 713-4190

Department Recommendation:

That the City Council receive this report on current developments the State budget and redevelopment

Summary/background:

The City of Visalia created a Redevelopment Agency beginning in the 1970s to address blighted and underdeveloped properties. Eventually, four project areas were created to address the blight and underdevelopment problems, being:

- Downtown
- East Visalia
- Central
- Mooney

Over the years, these project areas have done a number of very positive projects, including:

1. Downtown Parking Structures: RDA funds were used to partially fund construction of both garages.
2. Ben Maddox Auto Row: RDA funds were used to acquire and assemble properties.
3. Visalia Mall Parking Structure
4. Former Costco Site Assembly
5. Mooney Boulevard Rezoning Study
6. East Downtown Site Assembly, East Downtown Parks & Infrastructure Master Plan, Civic Center Master Plan
7. Mill Creek Parkway Apartments: affordable housing financing for the Tulare County Housing Authority
8. Kimball Court Senior Housing
9. Habitat for Humanity: infill single-family housing financing for very low-income buyers
10. Encina Triplex for Developmentally Disabled Adults

For action by:

- City Council
- Redev. Agency Bd.
- Cap. Impr. Corp.
- VPFA

For placement on which agenda:

- Work Session
- Closed Session

Regular Session:

- Consent Calendar
- Regular Item
- Public Hearing

Est. Time (Min.): _____

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

11. Paradise & Court Infill and New Construction of affordable housing
12. Oak Meadows Senior Housing
13. East Kaweah 8-plex affordable housing

It is important to understand that Redevelopment occurs because the Agency borrows money, makes improvements in a project area and then receives tax increment from the increase in property taxes generated in that project area. Without debt, the Agency is not due any tax increment. As a result, an agency must incur debt in order to produce projects.

Visalia's project areas incurred debt to pay for their projects which in turn was to be repaid by tax increment revenues. As of 6/30/10, the cumulative debt for the agency was \$25.6 million.

This past January, the Governor proposed to discontinue the authority for cities to have redevelopment agencies. The proposal being considered by the legislature is to discontinue redevelopment agencies as of July 1, 2011 and turn over any assets and liabilities to a successor agency charged with discharging the debts of the redevelopment agency.

It is not clear what influence the Visalia Redevelopment Agency will have over the successor agency. Further, when the Redevelopment Agency borrowed money from local banks, the banks asked for a contingent payment agreement which would obligate the City's General Fund to pay the debt obligation in the event that the Redevelopment Agency did not have the ability to make the payment.

The concern now is if the most austere forms of the budget proposal proceed forward, the City's General Fund might be obligated to repay debt which previously was the Redevelopment Agency's debt due to the contingent repayment obligation. It may be appropriate to take actions to reduce debt and clarify repayment obligations.

Bank Loan Debt.

To understand the debt, however, it is important to understand the conditions upon which the debt is repaid. The following tables show the various types of debt owed by the Agency the relative concerns that the Agency and the City should have in regards to this debt. Table I, City of Visalia Redevelopment Agency – Bank Debt, shows what bank debt the Redevelopment

City of Visalia Redevelopment Agency	Balance June 30, 2010
<i>Bank Debt</i>	
2003 Downtown-Stockmen's Bank Loan, 4.3% Term: 06/30/2020	992,019
2004 Central-Stockmen's Bank Loan, 4.3% Term: 08/01/2028	2,283,744
2004 Mooney-Stockmen's Bank Loan, 4.3% Term: 08/01/2028	1,554,481
2007 Mooney-Citizens Bank Loan Term: 06/29/2028	6,244,700
	11,074,944

had as of the end of June, 2010. The concern with this debt is that the bank loans each carry a contingent pay off agreement backed by the General Fund. The most extreme case would be that State legislation would discontinue Redevelopment, sweep whatever assets the Agency had, discontinue any tax increment payments for debt which had another source of repayment, leaving the General Fund saddled with \$11.1 million of debt.

General Fund Advances for Land.

Another type of debt the City should be concerned with is advances made from the General Fund to the Redevelopment Agency to purchase land. This land is effectively paid for from General Fund resources because the Agency has not repaid interest or principal on the advances from any tax increment revenues. Table II, City of Visalia Redevelopment Agency – Advances for Land, shows that the City advanced \$3.5 for land purchases, generally in the Goshen, Burke, Center and Ben Maddox area. These land purchases have not been paid back but have accrued interest.

Table II

City of Visalia Redevelopment Agency	Balance June 30, 2010
	<hr/>
<i>General Fund Advances for Land</i>	
2001, 02, 05 East Visalia-Advance from General Fund - Land Term: Until paid	<hr/> 3,534,326 <hr/>

The concern with this debt is the potential that the successor agency to the Redevelopment Agency might sell the asset, take the proceeds to help fund the State's budget problem and leave the General Fund without the land it hoped to have control over to develop a future City Hall Complex and further downtown development. If the Council wishes to retain control over this land, it may be best to return the land to the City from the Agency.

General Fund Advances – General

Because Redevelopment can not receive tax increment unless it has debt, cities frequently front agencies money to establish debt and many times subordinate this debt to other debt. Table III, City of Visalia Redevelopment Agency – General shows the debt currently owed the City of Visalia.

Table III

City of Visalia Redevelopment Agency	Balance June 30, 2010
	<hr/>
<i>General Fund Advances and Loans</i>	
2001 East Visalia-Advance from General Fund - Operations Term: Until paid	3,632,723
2009 Central-General Fund Loan Term: 11/10/2040	<hr/> 3,496,127 <hr/>
	7,128,850

The concern with this debt is that unless the debt agreements are very clear, the successor to redevelopment might not honor the agreements. In fact, legislatively, there may be prohibitions to repaying certain types of debt back to the City. As a result, some agencies are paying down this type of debt or clarifying responsibility for paying back the debt with tax increment.

Bonded Debt.

The one type of debt the legislature has said would be honored is bonded debt. For Visalia Redevelopment Agency, this type of debt is relatively small, as shown in Table IV, City of Visalia Redevelopment Agency – Bonded Debt.

City of Visalia Redevelopment Agency	Balance June 30, 2010
<i>Bonded Debt</i>	
2003 East Visalia-Tax Allocation Refunding Bonds, 2%-4.375%	
Term: 07/02/2026	<u>3,760,000</u>

Although the Redevelopment Agency has significant debt, it also has available cash resources. Much of that cash is due to a final financing that was accomplished when each project area reached its debt issuance limit. As a result, Table V, Available Cash, shows what cash each project area had as of 6/30/10. Originally, this money was envisioned to accomplish projects to benefit the project area.

Table V Available Cash As of 6/30/10 (in thousands)	
East Visalia	\$ -
Mooney Blvd	\$ 7,750
Downtown	\$ 1,120
Central Visalia	\$ 5,510
Total	<u>\$ 14,380</u>

This cash could be used to pay off or pay down debt.

Prior Council/Board Actions:

Committee/Commission Review and Actions:

Alternatives: Act on some or none of the proposed actions.

Attachments:

Recommended Motion (and Alternative Motions if expected): I move that the Council receive this report.

Environmental Assessment Status

CEQA Review:

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:

OVERSIGHT BOARD RESOLUTION NO. 2015-01

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF VISALIA FINDING THAT CITY CASH ADVANCES WERE APPROPRIATE REDEVELOPMENT USES WHICH ALLOWS THE ADVANCES TO BE ENFORCEABLE OBLIGATIONS UPON FINDING OF COMPLETION.

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Visalia (“Successor Agency”) elected to become the successor agency to the Redevelopment Agency of the City of Visalia by Resolution No. COV 12-01 on January 17, 2012; and

WHEREAS, AB 1484 requires that the Oversight Board find that the advances were for appropriate redevelopment purposes for the City to seek that the loans be deemed enforceable obligations; and

WHEREAS, pursuant to Health and Safety Code section 34191.4 (b) (2) (A), the repayment schedule is limited to ½ of the tax increment generated by the former redevelopment area above the 2012/13 fiscal year; and

WHEREAS, pursuant to Health and Safety Code section 34191.4 (b) (2) (B), any outstanding SERAF loans between the former Redevelopment Agency and the 20% Set-Aside funds must be repaid first from the proceeds of the loan repayment; and

WHEREAS, pursuant to Health and Safety Code section 34191.4 (b) (2) (C), an additional 20% of the loan principal must be paid to the Housing Successor Agency; and

WHEREAS, pursuant to Health and Safety Code section 34191.4 (b) (2), accumulated interest must be recalculated at a rate no greater than Local Agency Investment Fund; and

WHEREAS, the General Fund Advances interest has been calculated to be reduced as follows:

General Fund Advances:	East Visalia Operations	East Visalia Properties	Central Advance	Total
<i>Calculation of Reduced Interest</i>				
Interest Accrued	\$ 2,295,278	\$ 885,824	\$ 60,811	\$ 3,241,913
Interest Allowed	\$ (1,524,814)	\$ (613,306)	\$ (71,938)	\$ (2,210,058)
Reduction	\$ 770,464	\$ 272,519	\$ (11,127)	\$ 1,031,855

WHEREAS, the Successor Agency received its finding of completion letter from the Department of Finance on July 2, 2014, authorizing the City’s General Fund advances to be enforceable obligations if approved by the Oversight Board and the Department of Finance.

WHEREAS, the Oversight Board adopted Resolution 2014-4 in April of 2014 which is now being replaced by this resolution.

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

- 1) Finds that the three cash advances made by the City of Visalia to the Visalia Redevelopment Agency were for appropriate redevelopment purposes;
- 2) Finds that the Successor Agency has complied with requirements of Health and Safety Code section 34191.4 (b) (2).
- 3) Finds that the General Fund Advances are restated as follows:

General Fund Advances:		GF Advances
	East Visalia, Operations 2001	2,478,823
	- Interest Charged	\$ 2,295,278
	East Visalia, Land Purchase 2001, 2, 5	2,648,503
	- Interest Charged	\$ 885,824
	Central Visalia, Project Dev. 2009	3,496,127
	- Interest Charged	\$ 60,811
	Total	11,865,366
	Less: Interest Paid	(1,207,341)
	Reduction of recalculated interest above the LAIF rate	
	HSC 34191.4 (b) (2)	(1,031,855)
	Revised Principal	9,626,169
	SERAF Loan Repayments	
	HSC 34191.4 (b) (2) (B)	(1,632,273)
	20% Reduction to paid to the Housing Successor Agency	
	HSC 34191.4 (b) (2) (C)	(1,925,234)

PASSED AND ADOPTED: 02/19/2015

MARK LARSEN, SECRETARY OF THE BOARD

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Mark Larsen, Secretary of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Visalia, certify the foregoing is the full and true Oversight Board Resolution 2015-01 passed and adopted by the Oversight Board of the Successor Agency to the Redevelopment Agency at a regular meeting held on February 19, 2015.

Dated:

MARK LARSEN, SECRETARY OF THE BOARD

By Gladys Ruiz, Recording Clerk

City of Visalia
Oversight Board of the
Successor Agency of the Redevelopment Agency of Visalia

MEETING

DATE: 02/19/2015

TO: Successor Agency Oversight Board

FROM: Eric Frost, Administrative Services Director

SUBJECT: Approval of the Required Payment Obligations for the time periods of July 2015 to December 2015 and January 2016 to June 2016.

Review:

Dept. Head ef
(Initials & date required)

City Atty _____
(Initials & date required
or N/A)

AGENDA

ITEM #: 5

Recommendation

That the Successor Agency Oversight Board does the following:

- 1) Approve the proposed Required Obligation Payment Schedule (ROPS) for the time period of July 2015 to December 2015 requesting \$536,510 in Real Property Tax Trust Fund (RPTTF) funding; and,
- 2) Approve the proposed Required Obligation Payment Schedule (ROPS) for the time period of January 2016 to June 2016 requesting \$262,600 in RPTTF funding.

Background

Following dissolution of the Redevelopment Agency of the City of Visalia ("Agency"), the City elected to become the successor agency to the Agency by Resolution No. COV 12-01, dated January 17, 2012 (the "Successor Agency"). Pursuant to Health and Safety Code Section 34173(b), the Successor Agency is now a separate legal entity from the City. One of the responsibilities of the Successor Agency is to prepare a Recognized Obligation Payment Schedule ("ROPS"), which sets forth the nature, amount, and source(s) of payment of all "enforceable obligations" of the Agency (as defined by law) to be paid by the Successor Agency.

The ROPS is to be prepared before each six-month fiscal period, covering the forward-looking six month fiscal period. The ROPS for the period July 1, 2015 to December 31, 2015 ("ROPS 15-16A") is required to be submitted to the Department of Finance, the State Controller's Office and the County Auditor-Controller by March 1, 2015. Only payments required pursuant to the ROPS may be made by the Successor Agency. Although the ROPS for the period January 1, 2016 to June 30, 2016 ("ROPS 15-16B") is not yet due, the Successor Agency has prepared the report for this time period as well.

Discussion/Analysis

The “enforceable obligations” listed in the ROPS may include the bonds; loans legally required to be repaid pursuant to a payment schedule with mandatory repayment terms; payments required by the federal government, preexisting obligations to the state or obligations imposed by state law; judgments, settlements or binding arbitration decisions that bind the agency; legally binding and enforceable agreements or contracts; contracts or agreements necessary for the continued administration or operation of the agency, including agreements to purchase or rent office space, equipment and supplies; and amounts borrowed from or payments owing to the Low and Moderate Income Housing Fund of a redevelopment agency, which had been deferred as of June 29, 2011. However, the ROPS is to exclude pass-through payments to be made by the county after dissolution of the Agency and any agreements, contracts or arrangements between the City and the Agency, except any of the following agreements between the City and the Agency: (1) any written agreements between the City and the Agency entered into prior to December 31, 2010, solely for the purpose of securing or repaying indebtedness obligations to third parties; and (2) loan agreements entered into between the Agency and the City within two years of the date of creation of the Agency.

Pursuant to Health and Safety Code Section 34177(l), the Successor Agency, is required to prepare a ROPS covering the period from July 1, 2015 through December 31, 2015 (“ROPS 15-16A”). The ROPS is then to be submitted to the oversight board for approval. The approved ROPS is then submitted to the County Auditor-Controller, the State Controller’s Office and the State Department of Finance, and posted on the City’s website. Pursuant to Health and Safety Code Section 34177(m), the approved ROPS 15-16A is required to be submitted to the Department of Finance, State Controller’s Office and the County Auditor-Controller by March 1, 2015. Although the ROPS for the period January 1, 2016 to June 30, 2016 (“ROPS 15-16B”) is not yet due, the Successor Agency has prepared the report for this time period as well.

The State has given the City a proscribed ROPS format which only allows the City to input amounts for enforceable obligations agreed to by the Department of Finance. They have provided the July to December 2015 ROPS period, but no other periods. Because the enforceable obligations are being narrowed, the City can easily project the January to June 2016 ROPS. As a result, staff is asking that the Oversight Board approve a specific Real Property Tax Trust Fund (RPTTF) request for the January to June 2016 period which staff will then input into the form when it becomes available, avoiding further action by the board unless conditions change. If the RPTTF request changed, staff would need to seek additional Oversight Board approval.

Fiscal Impact

No City or Successor Agency funds are involved with the adoption of the ROPS. The ROPS simply lists existing enforceable obligations to be paid by the Successor Agency. Only payments listed on the approved ROPS and approved by DOF may be made by the Successor Agency.

Recommended Action

It is recommended that the Successor Agency adopt Resolution No. 2015-02 approving and adopting the Recognized Obligation Payment Schedule covering the period July 1, 2015 through December 31, 2015 and Resolution No. 2015-03 approving and adopting the

Recognized Obligation Payment Schedules covering the periods January 1, 2016 through June 30, 2016.

Attachments

1. Successor Agency Resolution No. 2015-02 approving and adopting the Recognized Obligation Payment Schedule covering the period July 1, 2015 through December 31, 2015
2. Successor Agency Resolution No. 2015-03 approving and adopting the Recognized Obligation Payment Schedule covering the period January 1, 2016 through June 30, 2016.
3. ROPS 15-16A for the period July 1, 2015 through December 31, 2015
4. ROPS 15-16B for the period January 1, 2016 through June 30, 2016

ATTACHMENT A

Recognized Obligation Payment Schedule (ROPS) 15-16A - ROPS Detail
July 1, 2015 through December 31, 2015
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source						Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF			
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin		
								\$ 16,723,561		\$ -	\$ -	\$ 398,131	\$ 411,510	\$ 125,000	\$ 934,641	
1	2003 Tax Allocation Bond Principal	Bonds Issued On or Before 12/31/10	06/01/2003	07/01/2027	US Bank Trustee	Bonds issued for non-housing projects	East	2,530,000	N				270,000		270,000	
2	2003 Tax Allocation Bond Interest	Bonds Issued On or Before 12/31/10	6/1/2003	7/1/2027	US Bank Trustee	Bonds issued for non-housing projects	East	625,713	N				50,910		\$ 50,910	
3	General Fund Advance for Operations-Principal	City/County Loans On or Before 6/27/11	03/07/2011	06/01/2026	City of Visalia General Fund	Payment for advance of funds for operations	East	2,478,823	N			350,000			350,000	
4	Developer Agreement	Property Maintenance	8/7/1997	11/18/2027	Willow Street Development Co	Payment of ongoing maintenance costs	East	-	N						\$ -	
5	Pass-Through Agreement	Miscellaneous	09/01/2005	09/01/2021	US Bank	Per agreement with Visalia Unified School District	East	-	N						\$ -	
6	2009-10 SERAF Loan Payment to Housing Fund	SERAF/ERAF	5/10/2010	5/10/2015	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	East	-	N						\$ -	
7	Agency Administration	Admin Costs	1/1/2014	6/30/2014	City of Visalia	Successor Agency Administrative Allowance	East	125,000	N					125,000	\$ 125,000	
8	2004 West America Bank Loan-Principal	Third-Party Loans	11/2/2004	9/7/2028	West America Bank	Loan for public works projects	Mooney	1,882,600	N				50,950		\$ 50,950	
9	2004 West America Bank Loan-Interest	Third-Party Loans	11/2/2004	9/7/2028	West America Bank	Loan for public works projects	Mooney	611,670	N				39,650		\$ 39,650	
12	Developer Note-Costco	OPA/DDA/Construction	8/25/1989	6/4/2021	Costco	Tax increment reimbursement	Mooney	1,049,890	N						\$ -	
13	Pass-Through Agreement	Miscellaneous	09/01/2005	09/01/2021	US Bank	Per agreement with Visalia Unified School District	Mooney	-	N						\$ -	
14	2009-10 SERAF Loan Payment to Housing Fund	SERAF/ERAF	5/10/2010	5/10/2015	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	Mooney	-	N						\$ -	
15	Agency Administration	Admin Costs	1/1/2014	6/30/2014	City of Visalia	Successor Agency Administrative Allowance	Mooney	-	N						\$ -	
18	2009-10 SERAF Loan Payment to Housing Fund	SERAF/ERAF	5/10/2010	5/10/2015	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	Downtown	-	N						\$ -	
19	Agency Administration	Admin Costs	1/1/2014	6/30/2014	City of Visalia	Successor Agency Administrative Allowance	Downtown	-	N						\$ -	
22	2009 General Fund Loan-Principal	City/County Loans On or Before 6/27/11	11/01/2009	03/07/2010	City of Visalia General Fund	Loan for public works projects	Central	3,496,127	N						\$ -	
23	2009 General Fund Loan-Interest	City/County Loans On or Before 6/27/11	11/01/2009	03/07/2040	City of Visalia General Fund	Loan for public works projects	Central	11,128	N						\$ -	
24	Pass-Through Agreement	Miscellaneous	09/01/2005	09/01/2021	US Bank	Per agreement with Visalia Unified School District	Central	-	N						\$ -	
25	2009-10 SERAF Loan Payment to Housing Fund	SERAF/ERAF	5/10/2010	5/10/2015	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	Central	-	N						\$ -	
26	2010-11 SERAF Loan Payment to Housing Fund	SERAF/ERAF	5/6/2011	5/10/2016	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2010-11	Central	-	N						\$ -	
27	Agency Administration	Admin Costs	1/1/2014	6/30/2014	City of Visalia	Successor Agency Administrative Allowance	Central	-	N						\$ -	
	General Fund Advance for Operations-Interest	City/County Loans On or Before 6/27/11	3/7/2011	7/1/2026	City of Visalia General Fund	Payment for advance of funds for operations	East	1,264,107	N			48,131			\$ 48,131	
	General Fund Advance for Property-Principal	City/County Loans On or Before 6/27/11	3/7/2011	7/1/2026	City of Visalia General Fund	Payment for advance of funds for property purchase	East	2,648,503	N						\$ -	
	General Fund Advance for Property-Interest	City/County Loans On or Before 6/27/11	3/7/2011	7/1/2026	City of Visalia General Fund	Payment for advance of funds for property purchase	East	-	N						\$ -	

Recognized Obligation Payment Schedule (ROPS 15-16A) - Notes

July 1, 2015 through December 30, 2015

Item #	Notes/Comments
3	General Fund advance for operations is now broken out to show principal and interest. This line item is for principal only. Interest is on line item 28.
6	Delete SERAF payment - to be taken from General Fund advance repayment [34191.4 b (2) B].
7	Combine all Agency Administration line items into #7 for ease of administration.
14	Delete SERAF payment - to be taken from General Fund advance repayment [34191.4 b (2) B].
15	Combine all Agency Administration line items into #7 for ease of administration.
18	Delete SERAF payment - to be taken from General Fund advance repayment [34191.4 b (2) B].
19	Combine all Agency Administration line items into #7 for ease of administration.
25	Delete SERAF payment - to be taken from General Fund advance repayment [34191.4 b (2) B].
26	Delete SERAF payment - to be taken from General Fund advance repayment [34191.4 b (2) B].
27	Combine all Agency Administration line items into #7 for ease of administration.
28	Add line item for General Fund advance for operations interest. Principal is shown on line item 3.
29	Add line item for General Fund advance for property-principal balance [34191.4 b (2)]. Add payment for General Fund advance repayment [39191.4 b (2) A].
30	Add line item for General Fund advance for property-interest balance (adjusted for LAIF cap) [34191.4 b (2)].

OVERSIGHT BOARD RESOLUTION NO. 2015-02

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF VISALIA APPROVING THE REQUIRED OBLIGATIONS PAYMENT SCHEDULE (ROPS) FOR THE TIME PERIOD OF JULY 2015 TO DECEMBER 2015.

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Visalia (“Successor Agency”) elected to become the successor agency to the Redevelopment Agency of the City of Visalia by Resolution No. COV 12-01 on January 17, 2012; and

WHEREAS, Health and Safety Code section 34177 (1) (3), requires that the City of Visalia’s Successor Agency’s oversight board approve a Required Obligations Payment Schedule (ROPS) for 6 month time periods; and

WHEREAS, the Oversight Board has received a report on the Successor Agency ROPS;

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

- 1) Approve the proposed Required Obligation Payment Schedule (ROPS) for the time period of July 2015 to December 2015.

PASSED AND ADOPTED: 02/19/2015

MARK LARSEN, SECRETARY OF THE BOARD

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Mark Larsen, Secretary of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Visalia, certify the foregoing is the full and true Oversight Board Resolution 2015-02 passed and adopted by the Oversight Board of the Successor Agency to the Redevelopment Agency at a regular meeting held on February 19, 2015.

Dated:

MARK LARSEN, SECRETARY OF THE BOARD

By Gladys Ruiz, Recording Clerk

RESOLUTION NO. 2015-03

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF VISALIA APPROVING THE REQUIRED OBLIGATIONS PAYMENT SCHEDULE (ROPS) FOR THE TIME PERIOD OF JANUARY 2016 TO JUNE 2016.

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Visalia (“Successor Agency”) elected to become the successor agency to the Redevelopment Agency of the City of Visalia by Resolution No. COV 12-01 on January 17, 2012; and

WHEREAS, Health and Safety Code section 34177 (1) (3), requires that the City of Visalia’s Successor Agency’s oversight board approve a Required Obligations Payment Schedule (ROPS) for 6 month time periods; and

WHEREAS, the Oversight Board has received a report on the Successor Agency ROPS;

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

- 1) Approve the proposed Required Obligation Payment Schedule (ROPS) for the time period of January 2016 to June 2016.

PASSED AND ADOPTED: 02/19/2015

MARK LARSEN, SECRETARY OF THE BOARD

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Mark Larsen, Secretary of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Visalia, certify the foregoing is the full and true Oversight Board Resolution 2015-03 passed and adopted by the Oversight Board of the Successor Agency to the Redevelopment Agency at a regular meeting held on February 19, 2015.

Dated:

MARK LARSEN, SECRETARY OF THE BOARD

By Gladys Ruiz, Recording Clerk

City of Visalia
Oversight Board of the
Successor Agency of the Redevelopment Agency of Visalia

MEETING

DATE: February 19, 2015

TO: Successor Agency Oversight Board

FROM: Eric Frost, Administrative Services Director

SUBJECT: Proposed revision to the Successor Agency's Long Range Property Management Plan (LRPMP)

AGENDA

ITEM #: 6

Review:

Dept. Head ef
(Initials & date required)

City Atty _____
(Initials & date required
or N/A)

Recommendation: That the Oversight Board approve a change of designation from Future Development to Governmental Purpose of land in the Long Range Property Management Plan (LRPMP) for the grant funded Downtown Mill Creek Park Project.

Discussion: The Oversight Board approved a Long Range Property Management Program at their April 2014 board meeting. Subsequent to that meeting, the Successor Agency staffed negotiated the final changes in the plan to make it acceptable to the Department of Finance.

On July 2, 2014, the Department of Finance (DoF) issued a letter providing a "Finding of Completion" to the Successor Agency, allowing the City put its advances on its next ROPS. On that same date, the DoF also approved the City's Long Range Property Management Plan (LRPMP) which is attached.

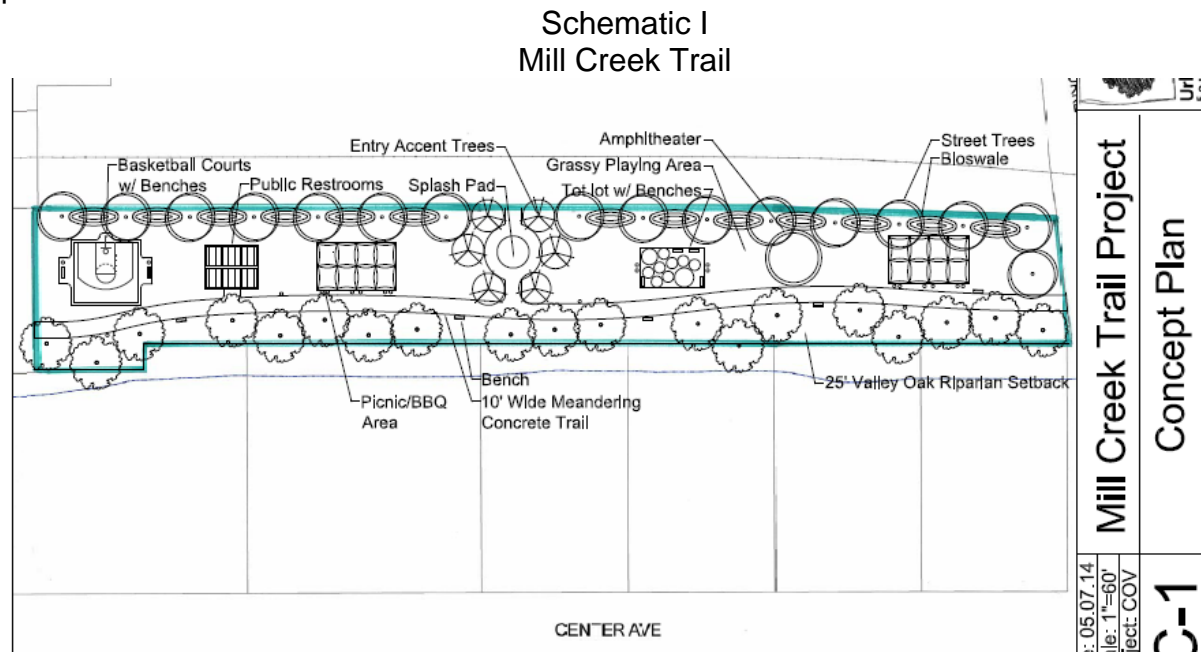
One of the outcomes of those negotiations is that much of the land in the Successor Agency was designated as "for future development". This was done because it was unclear whether the land would be used for governmental purposes or for private use.

Both the Oversight Board and the Department of Finance must approve any changes in the LRPMP. If land is used for governmental use, the land may be transferred to the government without further cost. If the property is to be used for private purposes, the Successor Agency must enter into a compensation agreement with all the underlying taxing jurisdictions, stating what each jurisdiction will receive from the land sale. In general, the sharing is expected to follow the current sharing of property tax.

The City is developing the Mill Creek Trail on the north side of Mill Creek, west of Burke Street on land designated as "for Future Development" in the LRPMP. The proposed

public park and the trail improvements are shown in the outline below, Schematic I, Mill Creek Trail. The trail will tie into the Jennings Ditch Trail improvements, once that project is constructed.

The land that is needed for this project will eventually transition into and surround the railroad which divides the property. Therefore, the land needed for this project is the right-of-way just north of the railroad to Mill Creek bounded by the westerly end of the parcel and Burke to the east.

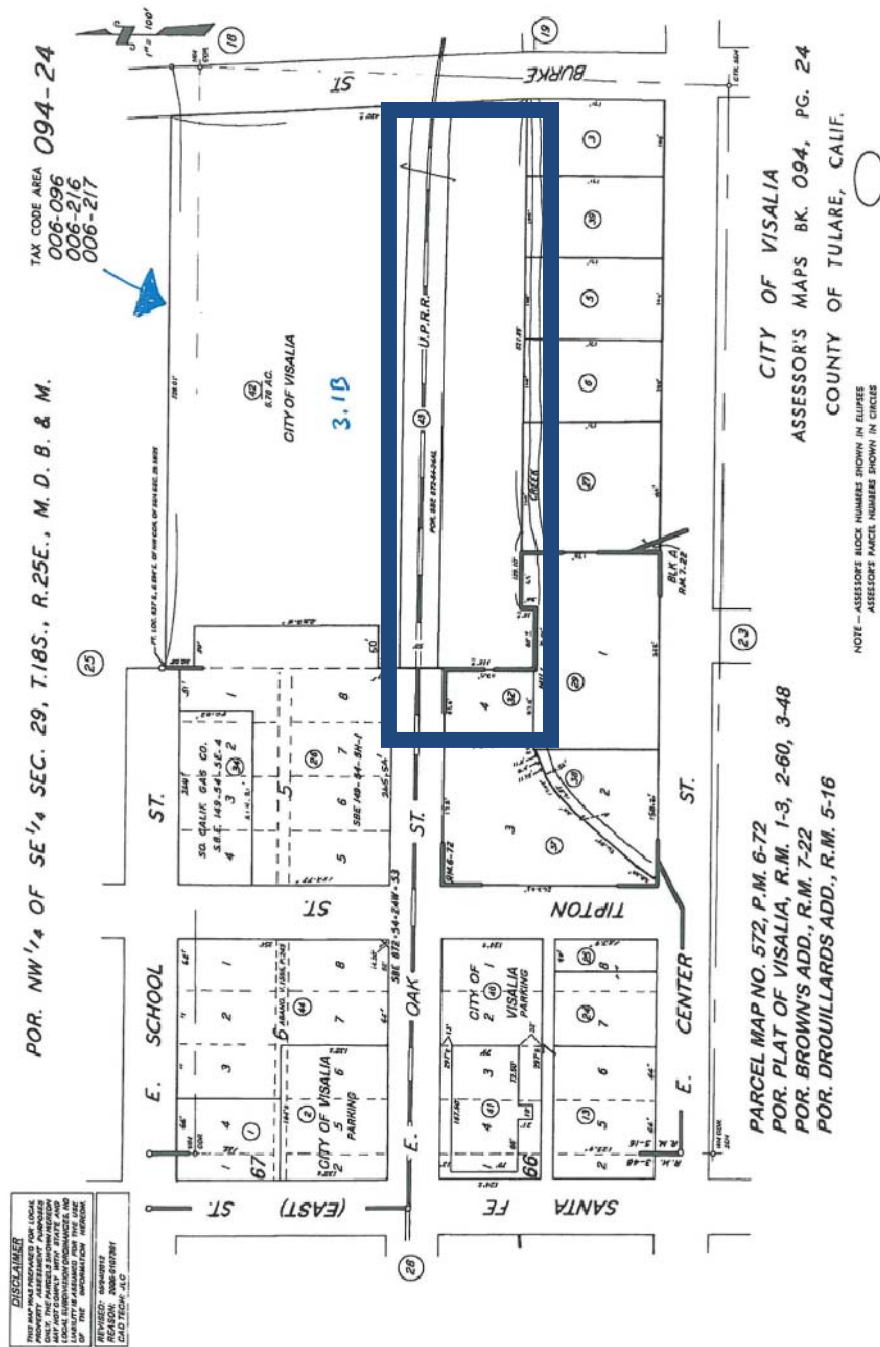


The funding for the trail is from Measure R funds as the local share and federal ATP (Active Transportation Program) funds which will receive its final approval in December, 2014. TCAG’s approval letter is attached and TCAG has asked the City to start the design of the trail using Measure R funds ASAP. The park improvements will need to be funded with future funds.

Since the use of the land will be for governmental use as demonstrated by the progress the City has made towards approving this plan, staff recommends that the Oversight approve this parcel for governmental use and the City will seek the Department of Finance’s approval for revising the LRPMP from “Future Development” to “Governmental Use”, transferring the deed ownership over to the City.

To show progress in working on this project, the following documents are attached:

- June 6, 2014 Memo to Council affirming 6 Active Transportation Program Grants. The project in question is the Mill Creek Class 1 Trail Downtown Corridor. The first 4 pages of the staff report are attached.
- A January 15, 2015 letter from TCAG to CalTrans adding the Visalia Mill Creek Downtown Corridor trail. Four pages from the letter are attached.



- Attachments:
- #6a Council staff report approving trail grant, date 6/6/2014
 - #6b TCAG Letter dated 1/15/2015 documenting grant approval for Mill Creek Downtown Trail
 - #6c DoF Letter date 7/2/2014 approving LRPMP
 - #6d 7/2/2014 approved LRPMP

**City of Visalia
Agenda Item Transmittal**

Meeting Date: 6/16/2014

Agenda Item Number (Assigned by City Clerk): 3.

Agenda Item Wording: Affirm submission of six 2014 Active Transportation Program Grants to Caltrans and the Tulare County Association of Governments to encourage pedestrian and bicycle use in the City and appropriate grant funding of up to \$3,437,000 for awarded projects

Deadline for Action: 6/16/2014

Submitting Department: Community Development/Transportation

Contact Name and Phone Number:

Monty Cox – Transit Manager – 713-4591

Nancy Loliva – Community Relations Manager – 713-4535

Nick Mascia, City Engineer – 713-4323

Chris Tavarez, Administrative Services Manager - 713-4540

Chris Young, Community Development Director – 713-4392

Department Recommendation: Staff recommends that the City Council affirm submission of six 2014 Active Transportation Program Grants submitted to Caltrans and the Tulare County Association of Governments (TCAG) to encourage pedestrian and bicycle use in the City and also authorize appropriation of grant funding of up to \$3,437,000 for any awarded projects.

Summary: Staff recommends that the City Council affirm submission of six 2014 Active Transportation Program (ATP) grant applications to Caltrans and TCAG. The purpose of the program is to increase active modes of transportation by increasing the proportion of trips accomplished by walking or biking, increase safety and mobility for non-motorized users, advance efforts to reduce greenhouse gas (GHG), enhance public health, ensure disadvantaged communities share benefit of the program and provide a broad spectrum of projects to benefit many types of transportation. A total of \$129 million is available for this round of grant applications, \$65 million to be available Statewide for agencies such as Visalia and \$52 million available through disbursement from Metropolitan Planning Organizations (MPO) such as TCAG in a later round.

This first round of application submittals had a short turnaround period (2 months). Due to the time intensive effort for grant outreach, collaboration and grant application preparation Staff did not have adequate time to present these proposed projects to Council prior to the grant submittal deadline. Staff is now presenting these projects to Council to affirm the submissions and receive feedback on the projects and priority in order to implement changes into a possible

COUNCIL ACTION: Approved as Recommended

43 AS/BL 4-0
Collins Absent

JUN 16 2014

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submission of these projects to TCAG should these projects not initially be funded through the Statewide process.

This program was signed into legislation by Governor Brown in September 2013 based on the Federal transportation legislation passed that provides much of the funding for this program that consolidates Federal and State transportation programs including Transportation Alternatives Program, Transportation Enhancement Program, Bicycle Transportation Account and Safe Routes to Schools into a unified program to make California a leader in active transportation. A call for projects was opened March 21, 2014 and applications were due May 21, 2014 to Caltrans (first round of consideration). Award notification is expected in August 2014 and any remaining projects not awarded will be eligible for submission to TCAG for consideration of award (second round of consideration).

After much internal discussion by various departments in the City, review of approved master plans and outreach with Visalia Unified School District, City staff reviewed the feasibility of several projects and recommended that six projects grant applications be submitted. The final project applications were as follows in order of identified priority:

- 1) Greenway Class 1 Trail (grant proposed - \$1.118 million)
- 2) Green Acres Middle School Safe Route to School (grant proposed - \$100,000)
- 3) Visalia Bus Stop Accessibility and Amenities Improvements (grant proposed - \$269,000)
- 4) Mill Creek Class 1 Trail Downtown Corridor (grant proposed - \$875,000)
- 5) Evans Creek Rotary Park Class 1 Trail (grant proposed - \$823,000)
- 6) Packwood Creek Class 1 Bridge and Trail Connections (grant proposed - \$252,000)

These six projects have a potential total of up to \$3,437,000 of possible grant funding. All applications were submitted under categories that may not require a local funding match. However, a minimum of 11.47% may be required should a project not be accepted under such category. Staff will return to Council for local match authorizations from appropriate City funding sources should a grant be awarded with a match requirement.

City staff collaborated with the Urban Tree Foundation to complete these applications. The Urban Tree Foundation is an official partner listed for the Class 1 trail projects (12-foot wide separate from roadway) and Community Services and Employment Training (CSET) will be utilized where possible on these projects.

Background Discussion: The following provides some detail on the six applications submitted to Caltrans and eligible for submission to TCAG upon notification of award (or non-award in August 2014). Projects were prioritized based on feasibility and potential use. A cost-benefit analysis was performed to ensure the ratio would be above 1.0 (the minimum grant requirement).

- 1) Greenway Belt Class 1 Trail: Proposed grant amount of \$1.118 million to construct a class 1 trail from approximately SR 198 north to Mill Creek under the eastside Southern

COUNCIL ACTION: Approved as Recommended

California Edison Transmission Line Corridor. This project will construct a phase of the trail that is currently under design from St. John's River (north) to the Rector Station (south). The proposed project will consist of a Class 1 asphalt trail, trail amenities including solar lighting and landscaping. This project could be eligible for Measure R Trail funding as a match if awarded/needed. Benefit/Cost Ratio – 3.5

- 2) **Green Acres Middle School Safe Route to School:** Proposed grant amount of approximately \$100,000 to construct an enhanced high visibility crosswalk at Mooney Boulevard and Connelly Avenue. The project would also include upgrade of the pedestrian ramps and adjacent sidewalk to comply with American Disabilities Act (ADA) requirements. This project was identified by school district staff and parents/students at the middle school as a priority and upon review City staff identified this as a project that could greatly enhance the community's children safety. This project could be eligible for Measure R Local funding as a local match if awarded/needed. Benefit/Cost Ratio – 4.5
- 3) **Visalia Bus Stop Accessibility and Amenities Improvements:** Proposed grant amount of \$269,000 to enhance eight bus stops throughout the City to increase accessibility and include shelters and benches to encourage use of buses and promote increased pedestrian and bicycle use throughout the City. Currently there is no other identified funding for these improvements available to the City. Project locations are at 1) Caldwell Avenue/Dans Street 2) Hurley Ave/Linwood St 3) Walnut Ave/Santa Fe St. 4) Walnut Ave/Linwood St. 5) Riggins Ave/Giddings St. 6) Caldwell Ave/Lovers Lane 7) St. John's Parkway/Lark Ave and 8) Murray Ave/Locust St.- all locations are approximate locations of the bus stop. This project could look to utilize available Transit funding if needed for the local match. Benefit/Cost Ratio – 3.3
- 4) **Mill Creek Trail Downtown Corridor:** Proposed grant amount of \$875,000 to design and construct a Class 1 trail along Mill Creek from approximately Burke Street to Tipton Street. This project would include an asphalt trail, trail landscaping including solar lighting to enhance the user experience and active use. This trail will be near the Imagine-U Children's Museum and will provide the City's children with a great trail experience and ability to see firsthand native plant and tree species. This project could be eligible for Measure R Trail funding as a match if awarded/needed. Benefit/Cost Ratio – 2.1
- 5) **Evans Creek Rotary Park Trail:** Proposed grant amount of \$823,000 to design and construct a Class 1 trail along Evans Ditch adjacent to Divisadero Middle School. This project would be from approximately Dollner Street to Rotary Park and would provide children and residents an easy alternative to driving around the block and also navigating around vehicle traffic to and from school (during school hours). This project would include an asphalt trail, trail landscaping including solar lighting to enhance the user experience and active use. This project could be eligible for Measure R Trail funding as a match if awarded/needed. Benefit/Cost Ratio – 1.9

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- 6) Packwood Creek Trail Bridge and Trail Connections: Proposed grant amount of \$252,000 to design and construct a pedestrian/bicycle bridge over Packwood Creek near Tulare Avenue and McAuliff Street. An old bridge was recently demolished at this location due to unsafe conditions. Currently a Class 1 trail is being built adjacent to this location, by constructing this bridge residents on both sides of Packwood Creek will have better access to the trail, thus encouraging increased pedestrian and bicycle use. This project could be eligible for Measure R Trail funding as a match if awarded/needed. Benefit/Cost Ratio – 9.8

Fiscal Impact: If awarded, these projects would add up to \$3,437,000 of grant funding for use in the City of Visalia. Appropriations of such funding are requested to be authorized by City Council upon grant award. Should a project be awarded with a match requirement, Staff will bring back to Council for authorization to appropriate the local match amounts from the funds identified in this report.

Prior Council Action: None

Committee/Commission Review and Action: Not applicable, Master Plans for Trails and Transit were utilized that were reviewed by the respective committee

Alternatives: None recommended

Attachments: Location maps of the proposed projects #1-6

Recommended Motion (and Alternative Motions if expected):

Affirm six 2014 Active Transportation Program Grants submitted to Caltrans and Tulare County Association of Governments to encourage pedestrian and bicycle use in the City and appropriate grant funding of up to \$3,437,000 for any awarded projects as outlined for each project in the staff report

Copies of this report have been provided to: N/A

Environmental Assessment Status

CEQA Review: To be completed for any awarded project prior to construction



210 N. Church Street Suite B.
Visalia, California 93291
Phone (559)-623-0450
FAX (559)-733-6720
www.tularecog.org

January 15, 2015

Mr. Muhaned Aljabiry
California Department of Transportation Programming, MS 82
Office of Federal Transportation Management Program
P.O. Box 942874
Sacramento, CA 94274-0001

Attn: Lima Huy

Subject: Submittal of the Tulare County Association of Governments (TCAG) Amendment No. 2 to the 2015 Federal Transportation Improvement Program (FTIP)

Dear Mr. Aljabiry:

Enclosed for your review and approval is TCAG's Amendment No. 2 to the 2015 Federal Transportation Improvement Program (FTIP). Amendment No. 2 consists of the following changes:

CTIPS ID No. 215-0000-0682 ATP: County of Tulare Safe Routes to School Plan: Adds a new ATP project for the County of Tulare awarded through the ATP Statewide component.

CTIPS ID No. 215-0000-0683 ATP: Farmersville Comprehensive Active Transportation Initiative: Adds a new ATP project for the City of Farmersville awarded through the ATP MPO component.

CTIPS ID No. 215-0000-0684 ATP: Porterville Garden Avenue Pedestrian Access Corridor: Adds a new ATP project for the City of Porterville awarded through the ATP MPO component.

CTIPS ID No. 215-0000-0685 ATP: Tooleville Sidewalk Improvements: Adds a new ATP project for the County of Tulare awarded through the ATP MPO component.

CTIPS ID No. 215-0000-0686 ATP: Woodlake Safe Routes to School Improvements: Adds a new ATP project for the City of Woodlake awarded through the ATP MPO component.

CTIPS ID No. 215-0000-0687 ATP: Dinuba Class II and III Bike Lanes: Adds a new ATP project for the City of Dinuba awarded through the ATP MPO component.

CTIPS ID No. 215-0000-0688 ATP: Terra Bella Sidewalk Improvements: Adds a new ATP project for the County of Tulare awarded through the ATP MPO component.

CTIPS ID No. 215-0000-0689 ATP: Visalia Mill Creek Downtown Corridor: Adds a new ATP project for the City of Visalia awarded through the ATP MPO component.

CTIPS ID No. 215-0000-0196 HBP: City of Porterville. Bridge No. 46C0099, Road 244 Jaye St.: Makes revisions to existing HBP project per Caltrans' updated individually programmed HBP project list dated 10/29/14.

CTIPS ID No. 215-0000-0620 HBP: County of Tulare. Bridge No. 46C0187, D129 Over Sand Creek: Makes revisions to existing HBP project per Caltrans' updated individually programmed HBP list dated 10/29/14.

CTIPS ID No. 215-0000-0549 Grouped Projects for Bridge Rehabilitation and Reconstruction-HBP Program: Makes revisions per Caltrans' updated lump sum HBP backup list dated 10/29/14.

CTIPS ID No. 215-0000-0624 Grouped Projects for Pavement Resurfacing and/or Rehabilitation (RSTP): Updates the grouped project list per the latest RSTP apportionments for FFY's 2014-15 through 2017/18.

This amendment to the 2015 FTIP contains project phases and/or projects that meet all applicable transportation planning requirements per 23 CFR Part 450 and 40 CFR Part 93. This amendment meets the Federal Transit Administration (FTA) requirement under 49 USC, 5307 (c)(1) through (7) that public notice of public involvement activities and time established for public review as adopted in the 2009 Public Participation Plan (PPP) Amendment No. 1 and comment on the TIP satisfy the Program of Projects (POP) requirements of the Section 5307 Program. Amendment No. 2 is a Type 3 amendment.

*Conformity Requirements: The proposed project changes have been determined to be exempt from the requirement that a conformity determination and/or regional emissions analysis be performed per 40 CFR 93.126, 93.127, or 93.128. Because the projects are exempt, no further conformity determination is required. In addition, the projects and/or project phases contained in **Amendment No. 2** do not interfere with the timely implementation of any approved Transportation Control Measures (TCMs)*

The summary of programming changes and CTIPS project listings is included in **Attachment No. 1**. **Attachment No. 2** provides the Financial Summary Tables and **Attachment No. 3** consists of the MPO Fund Type Report which demonstrates financial constraint for this amendment. **Attachment No. 4** lists the web links to the HBP individual project and lump sum project lists. The RSTP grouped project list is included as **Attachment No. 5**.

As per TCAG's adopted 2009 Public Participation Plan Amendment No. 1, the public review and comment period was open for 14 days commencing on Wednesday, December 31, 2014 and ending on Wednesday, January 14, 2015. No comments were received for this amendment.

Hard copies of this letter are available upon request. The amendment was posted on the TCAG website for public review (**see Attachment No. 6**) and is available online on TCAG's website at: <http://www.tularecog.org/Index.aspx?NID=120>.

If you have any questions regarding this document, please contact Gabriel Gutierrez 559-623-0465.

Sincerely,



Ted Smalley
Executive Director
Tulare County Association of Governments

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cc:

Jermaine Hannon, FHWA
Scott Carson, FHWA
Joseph Vaughn, FHWA
Ted Matley, FHWA
Dennis Wade, CARB
Marjie Kirn, MCAG
Mike Brady, Caltrans
Sharri Bender-Ehlert, Caltrans District 6
Steve Curti, Caltrans District 6
Jim Perrault, Caltrans DLAE

Hymie Luden, FTA
Karina O'Connor, EPA
Lisa Hanf, EPA
Don Hunsacker, SJVAPCD
Andy Chesley, SJCOG
Carlos Yamzon, StanCOG
Ahron Hakimi, Kern COG
Patricia Taylor, MCTC
Tony Boren, Fresno COG
Terri King, KCAG

**Tulare County Association of Governments - Federal Transportation Improvement Program
(Dollars in Whole)
Local Highway System**

DIST: PPNO: EA: CTIPS ID: 06 CT PROJECT ID: COUNTY: ROUTE: PM: Tulare County	215-0000-0689 MPO ID: TUL14-507	TITLE (DESCRIPTION): ATP: Visalia Mill Creek Downtown Corridor (In Visalia: adjacent to Mill Creek between Tipton Street and Burke Street; installation of infrastructure for future park amenities, creation of a Class I bike trail, security bollards and ADA ramps with basic trail amenities. (2014 RTP Table 4-7.))	MPO Aprv: State Aprv: Federal Aprv: EPA TABLE II or III EXEMPT CATEGORY: Bicycle and pedestrian facilities.
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IMPLEMENTING AGENCY: Visalia, City of

PROJECT MANAGER: CHRIS TAVAREZ

PHONE: (559) 713-4540

EMAIL: ctavarez@ci.visalia.ca.us

PROJECT VERSION HISTORY (Printed Version is Shaded)

Version	Status	Official Date	Updated By	Change Reason	Amend No.	Prog Con	(Dollars in whole) Prog RW					PE
1	Active	12/22/2014	GGUTIERR	Amendment - New Project	2	371,000						83,000

		PRIOR	14/15	15/16	16/17	17/18	18/19	19/20	BEYOND	TOTAL
• Other Fed -	PE									
• Fund Source 1 of 2	RW									
• Fund Type: Active Transportation Program (ATP)	CON			141,000						141,000
• Funding Agency:	TOTAL			141,000						141,000

		PRIOR	14/15	15/16	16/17	17/18	18/19	19/20	BEYOND	TOTAL
• Regional -	PE		83,000							83,000
• Fund Source 2 of 2	RW									
• Fund Type: Regional Sales Tax	CON			230,000						230,000
• Funding Agency: Tulare County Association of Governments	TOTAL		83,000	230,000						313,000

Project Total		PRIOR	14/15	15/16	16/17	17/18	18/19	19/20	BEYOND	TOTAL
	PE		83,000							83,000
	RW									
	CON			371,000						371,000
	TOTAL		83,000	371,000						454,000

Comments:

***** Version 1 - 12/22/2014 ***** New ATP project awarded by TCAG on September 15, 2014 through the ATP MPO component. Using State Only ATP Funds. /gg

NEW PROJECT



July 2, 2014

Mr. Eric Frost, Administrative Services Director
City of Visalia
707 West Acequia Avenue
Visalia, CA 93291

Dear Mr. Frost:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the Visalia Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on April 22, 2014. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on July 2, 2014. Further, based on our review and application of the law, we are approving the Agency's use or disposition of all the properties listed on the LRPMP.

In accordance with HSC section 34191.4, upon receiving a Finding of Completion from Finance and approval of a LRPMP, all real property and interests in real property shall be transferred to the Community Redevelopment Property Trust Fund of the Agency, unless that property is subject to the requirements of an existing enforceable obligation. Pursuant to HSC section 34191.3 the approved LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all the real property assets of the former redevelopment agency.

Agency actions taken pursuant to a Finance approved LRPMP which requires the Agency to enter into a new agreement are subject to oversight board (OB) approval per HSC section 34181 (f). Any OB action approving a new agreement in connection with the LRPMP should be submitted to Finance for approval.

Please direct inquiries to Beliz Chappuie, Supervisor, or Todd Vermillion, Lead Analyst at (916) 445-1546.

Sincerely,

JUSTYN HOWARD
Assistant Program Budget Manager

cc: on following page

Mr. Eric Frost
July 2, 2014
Page 2

cc: Ms. Ruth Pena, Financial Analyst, City of Visalia
Ms. Rita A Woodard, Auditor-Controller, Tulare County
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State
Controller's Office
California State Controller's Office

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA - PART A

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			Value Basis	Date of Estimated Current Value	SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)	HSC 34191.5 (c)(1)(H)	
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value*			Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value*	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1 *	Vacant Land	Sale	Variance Required for development due to the property's small size.	03/20/1990	1,000	1,000	Title Transfer	07/01/2013	N/A	N/A	Remainder after property trade for housing project	116 NW 5th Ave.	094-055-001	3,485 sq. ft.	Street	1,000	None	None	None	None	Streets / ROW	Street dedication
2 **	Parking Lot	Future Development	Single Family	05/03/2006	175,000	63,657	Neighboring Property Values	05/03/2006	To Be Determined	To Be Determined	Acquired through a foreclosure sale, for redevelopment purposes	409 E. Murray Ave.	094-274-003	8,235 sq. ft.	Single Family	63,657	None	None	None	None	Elimination of blight; Housing	Single family dwelling demolished; parking lot developed as interim use

* The proposed disposition plan objective is to sell the subject property for private development consistent with the existing City of Visalia General Plan and zoning ordinance land use designations. Depending on various factors, including the timing for the sale of this property, the proceeds generated from the disposition (sale) of this property would be distributed to the applicable taxing entities or would be available to the Successor Agency to pay enforceable obligations, thereby resulting in additional future property taxes being distributed to the taxing entities.

** The Successor Agency will transfer this property under HSC section 34191.5 (c) (2) (A) and the City will enter into a compensation agreement with the taxing entities under HSC section 34180 (f).

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA - PART B

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Vacant Land	Governmental Use	911 Emergency Dispatch Center	03/18/2002	350,000	350,000	Acquisition	03/18/2002	N/A	N/A	Governmental Use	Van Ness	094-180-007	4.7 acres	Service Commercial	350,000	None	None	None	None	911 Emergency Dispatch Center	None
2*	Vacant Land 2.1	Split Use: Governmental Use and Future Development	Urban Park	03/18/2002	825,000	825,000	Acquisition	03/18/2002	N/A	N/A	Governmental Use : along Jennings Ditch 1 acre +/-	Van Ness	094-180-006	1 acre +/- of 6.6 acres	Service Commercial	825,000	None	None	None	None	Urban Park	None
2.2*	Police Headquarters / Public Safety Facilities		Future Development								5.5 acres +/- of 6.6 acres			Police and Public Safety Facilities								
Previously 3			Civic Center Development - Urban Park	12/01/2004	1,527,762	1,527,762	Acquisition	12/01/2004	N/A	N/A	Multi Use	Ben Maddox/Tipton	094-180-005	22.7 acres - revised to 21.8 after removing railroad	Service Commercial	1,527,762	None	None	Brownsfield Site	None	Urban Park	None
3*	Vacant Land 3.1	Future Development	Urban Park	12/01/2004	405,713	405,713	Acquisition	12/01/2004	N/A	N/A	Future Development	Ben Maddox/Tipton	094-240-042	5.8	Service Commercial	405,713	None	None	Brownsfield Site	None	Urban Park	None
	Vacant Land 3.21*	Split Use: Governmental Use and Future Development	Civic Center Development - Urban Park	12/01/2004	419,800	419,800	Acquisition	12/01/2004	N/A	N/A	Future Development: +/- 3 acres	Ben Maddox/Tipton	094-190-014	+/- 3.0 acres	Service Commercial	419,800	None	None	Brownsfield Site	None	Urban Park	None
	3.22										Governmental Use: Along Jennings Ditch, +/- 3 Acres			+/- 3.0 Acres								
	Vacant Land 3.3	Future Development	Civic Center	12/01/2004	42,262	42,262	Acquisition	12/01/2004	N/A	N/A	Future Development	Ben Maddox/Tipton	094-190-016	0.6	Service Commercial	42,262	None	None	Brownsfield Site	None	Urban Park	None
	Vacant Land 3.41	Split Use: Governmental Use and Future Development	Civic Center Development - Urban Park	12/01/2004	559,968	559,968	Acquisition	12/01/2004	N/A	N/A	Future Development	Ben Maddox/Tipton	094-180-008	+/- 3.0 Acres	Service Commercial	559,968	None	None	Brownsfield Site	None	Urban Park	None
3.42*	Governmental: Jennings Ditch Water Feature										+/- 5.0 acres											
Vacant Land 3.5	Governmental Use	Jennings Ditch Water Feature	12/01/2004	100,019	100,019	Acquisition	12/01/2004	N/A	N/A	Jennings Ditch Water Feature	Ben Maddox/Tipton	094-180-002	1.4 acres	Service Commercial	100,019	None	None	Brownsfield Site	None	Urban Park	None	
4	Vacant Land	Governmental Use	Municipal Corp Yard	09/27/2001	226,577	226,577	Prior sales information	09/27/2001	N/A	N/A	Governmental Use , Solid Waste Corp Yard	Ben Maddox/Goshen	098-142-055	1.7 acres	Service Commercial	262,653	None	None	None	None	Public facilities	Remainder portion of larger parcel sold for development

* The Successor Agency will transfer this property under HSC section 34191.5 (c) (2) (A) and the City will enter into a compensation agreement with the taxing entities under HSC section 34180 (f) for those properties or property portions designated for future development.

** Tulare County Assessor's Office has divided parcel 3 into 5 separate parcels. The total acreage is one acre less because property that was included in the previous parcel which is railroad land has been excluded. This property is a 50 foot set back from either side of the railroad center line

GL Reconciliation - Successor Agency Land Assets

GL Value

PART A Properties

1	094-055-001	3,485 sq. ft.	Sale	1,000	
2	094-274-003	8,235 sq. ft.	Future Development	<u>175,000</u>	176,000

PART B Properties

1	094-180-007	4.7 acres	Governmental Use	350,000	
2	094-180-006	6.6 acres	Split Use: Governmental and Future Development	825,000	
			Less: Amounts Paid from other funds due to Street dedication or Waterway Use:	<u>(179,775)</u>	
			Net Value On GL		995,225

Assessor Revised Parcel Designations, Previously One Parcel

				GL Value	
3.1	094-240-042	5.8 acres	Future Development	405,713	
3.2	094-190-014	6.0 acres	Split Use: Governmental and Future Development	419,800	
3.3	094-190-006	0.6 acres	Future Development	42,262	
3.4	094-180-008	8.0 acres	Split Use: Governmental and Future Development	559,968	
3.5	094-180-002	1.4 acres	Governmental Use	<u>100,019</u>	
			Goshen Tipton Property		1,527,762
4	098-142-055	1.7 acres	Governmental Use		<u>262,653</u> *
			GL Total		2,961,640

* Acquisition cost was 226,577. Remainder was increase due to accounting change of basis.