

December 16, 2015

Ms. Tamara Laken, Finance Director
City of Lindsay
251 East Honolulu
Lindsay, CA 93247

Dear Ms. Laken:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Lindsay Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on June 11, 2015. The Agency subsequently submitted a revised LRPMP to Finance on October 2, 2015. 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 January 5, 2015. 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.

However, Finance notes the following item, which does not require a submittal of a revised LRPMP:

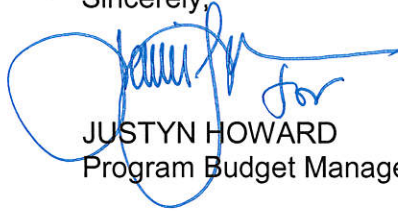
Property No. 10 - City Park property, Assessor's Parcel Number 201-150-010, was added to the revised LRPMP. Finance's review of the grant deed for this property indicates the Agency transferred the parcel to the City of Lindsay on June 30, 2009, prior to dissolution. Therefore, it is not necessary for the property to be listed on the LRPMP.

In accordance with HSC section 34191.4 (a), 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 (a) 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.

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

Sincerely,



JUSTYN HOWARD
Program Budget Manager

cc: Mr. Bill Zigler, Interim City Manager, City of Lindsay
Ms. Rita A. Woodard, Auditor-Controller, Tulare County

**OVERSIGHT BOARD RESOLUTION NO. 15-03
A RESOLUTION OF THE LINDSAY OVERSIGHT BOARD OF SUCCESSOR
AGENCY TO THE FORMER LINDSAY REDEVELOPMENT AGENCY
APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN
PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION
34191.5**

At a Regular meeting of the Lindsay Oversight Board, duly held on the 28th day of May 2015, at the hour of 10:00 a.m. in the Council Chambers at City Hall, Lindsay, California 93247, the following resolution was adopted:

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of Lindsay has elected to serve as the successor agency to the former Lindsay Redevelopment Agency ("Successor Agency") by City of Lindsay Resolution No. 12-02 on January 10, 2012; and

WHEREAS, 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 Lindsay Redevelopment Agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Successor Agency's Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, the Successor Agency received said Finding of Completion from the Department of Finance, dated January 5, 2015; and

WHEREAS, the Successor Agency has prepared and approved a Property Management Plan via Resolution No. SA15-02, and submitted said Property Management Plan to the Oversight Board for approval in response to receiving the Finding of Completion; and

WHEREAS, said Property Management Plan is attached to this resolution as Exhibit "A"; and

WHEREAS, the Oversight Board declares that properties 1 and 3 through 8, as identified in Exhibit "A", shall be sold with the net proceeds of sale (after paying title insurance, escrow fees transfer taxes and any other costs of sale) to be distributed to the appropriate taxing entities per Health and Safety Code Section 34181; and

WHEREAS, the Oversight Board declares that properties 2 and 9, as identified in Exhibit "A", shall be transferred to the City of Lindsay, per Health and Safety Code Section 34181 for government use; and

NOW THEREFORE BE IT RESOLVED, the Oversight Board of Successor Agency to the former Lindsay Redevelopment Agency does hereby resolve as follows:

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

SECTION 2. CEQA Compliance. The approval of the Property Management Plan through this Resolution does not commit the Oversight Board 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, on behalf of the Oversight Board, a Notice of Exemption with the appropriate official of the County of Tulare, 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 currently on file with the City Clerk, subject to any

minor and clarifying changes as may be approved by the Successor Agency's Executive Director and Successor Agency Counsel.

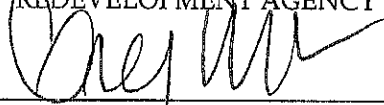
SECTION 4. Transmittal of Property Management Plan. The Successor Agency is hereby authorized and directed to take any action on behalf of the Oversight Board necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Property Management Plan, including submitting the Property Management Plan to the State of California Department of Finance and posting the approved Property Management Plan on the Successor Agency's website.

PASSED, APPROVED AND ADOPTED by the Oversight Board of Successor Agency to the Lindsay Redevelopment Agency on the 28th day of May 2015.

ATTEST:


Carmela Wilson, City Clerk

OVERSIGHT BOARD OF SUCCESSOR
AGENCY TO THE LINDSAY
REDEVELOPMENT AGENCY


Greg McQueen, Chairman

CITY OF LINDSAY)
COUNTY OF TULARE)
STATE OF CALIFORNIA)

CITY CLERK CERTIFICATION

I, Carmela Wilson, Secretary for the Lindsay Oversight Board, do hereby certify that the foregoing is a full, true and correct copy of the original Resolution No.15-03 adopted by the Lindsay Oversight Board at a Regular meeting duly held on the 28th day of May, 2015, on motion of LARA and second of SCHIMELPFENING by the following vote, as the same appears of record and on file in my office:

AYES: LARA, SCHIMELPFENING, WILKINSON, McQUEEN.
NOES: None.
ABSENT: STATTON, ISHIDA.
ABSTAIN: None.

WITNESS my hand and Corporate Seal of Lindsay this 28th of May 2015.

OFFICE OF THE CITY CLERK OF LINDSAY


CARMELA WILSON, CITY CLERK

Successor Agency: City of Lindsay
County: Tulare

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)				HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY (If applicable)	
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value	Proposed Sale Date
1	Parcel 1 of Parcel Map 4186, Record Map 42-90	201090037	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	Sale for Development/Adjacent Business Expansion	August 5, 1993	18,442	127,000	5/8/2015	Appraised	127,000	8/1/2015
2	Outlot A, Silvercrest Village, Phase I, Record Map 42-15	205030044	Park/Open Space	Governmental Use	N/A	Park Development	March 25, 2008	1	45,000	5/12/2015	Appraised	N/A	N/A
3	Lots 20-22 and Lot F of Block 24 of the City of Lindsay	205282012	Park/Open Space	Sale of Property	Distribute to Taxing Entities	Sale for Commercial Use	August 26, 1998	39,900	51,000	5/14/2015	Appraised	51,000	8/1/2015
4	Lot G, Block 24 of the City of Lindsay	205282013	Commercial	Sale of Property	Distribute to Taxing Entities	Sale for Commercial Use	August 26, 1998	81,000	81,000	5/1/2015	Appraised	81,000	8/1/2015
5	176 N. Sweet Brier Ave, Lindsay, CA 93247	205282017	Commercial	Sale of Property	Distribute to Taxing Entities	Sale for Commercial Use	August 24, 2001	34,289	127,000	5/27/2015	Appraised	127,000	8/1/2015
6	182 N. Sweet Brier Ave, Lindsay, CA 93247	205282018	Parking Lot/Structure	Sale of Property	Distribute to Taxing Entities	Sale for Commercial Use	August 24, 2001	58,708	32,000	5/27/2015	Appraised	32,000	8/1/2015
7	191 N. Elmwood Ave, Lindsay, CA 93247	205282019	Public Building	Sale of Property	Distribute to Taxing Entities	Sale for Commercial Use	December 11, 1998	28,000	135,000	5/27/2015	Appraised	135,000	8/1/2015
8	West 70 feet of Lots 1 & 2 of Block 24 of the City of Lindsay	205282020	Parking Lot/Structure	Sale of Property	Distribute to Taxing Entities	Sale for Commercial Use	December 11, 1998	10,500	30,000	5/27/2015	Appraised	30,000	8/1/2015
9	Block 48 of the City of Lindsay	205320001	Park/Open Space	Governmental Use	N/A	Ballfields, Parking, and Park Space	March 25, 2008	71,151	94,000	6/5/2015	Appraised	N/A	N/A
10	Portion N1/2 of SE1/4 of SW1/4 Section 6, Township 20 South, Range 27 East, Mount Diablo Base and Meridian	201150010, formerly 201150002	Park/Open Space	Governmental Use	N/A	Park Space	August 26, 2008	125,992	149,000	8/10/2015	Appraised	N/A	N/A
11	801 N. Elmwood Ave, Lindsay, CA 93247	201150003	Park/Open Space	Governmental Use	N/A	Park Space/Parking	August 26, 2008	9,323	24,000	8/10/2015	Appraised	N/A	N/A

Property Value												Other 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)	
	Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
	Industrial Development	1.87	Acres	IL (Light Industry)	127,000	0	No	No	No	No	No	
	Mixed-Use Development	1.36	Acres	RM-3 (multi-family residential)	45,000	0	No	No	No	No	Yes	
	Commercial Development	13,312.50	Sqaure Feet	CC (central commercial)	51,000	0	No	No	Yes	No	Yes	
	Commercial Development	7,125	Sqaure Feet	CC (central commercial)	81,000	0	No	No	No	No	Yes	
	Commercial Development	3,795	Sqaure Feet	CC (central commercial)	127,000	0	No	No	No	No	Yes	
	Commercial Development	7,451	Sqaure Feet	CC (central commercial)	32,000	0	No	No	Yes	No	Yes	
	Commercial Development	4,000	Sqaure Feet	CC (central commercial)	135,000	0	No	No	No	No	Yes	
	Commercial Development	3,500	Sqaure Feet	CC (central commercial)	30,000	0	No	No	No	No	Yes	
	Mixed-Use Development	13.11	Acres	RCO (resource conservation and open space)	94,000	0	No	No	No	No	Yes	
	Mixed-Use Development	14.32	Acres	RCO (resource conservation and open space)	149,000	0	No	No	No	No	Yes	
	Mixed-Use Development	29,966	Sqaure Feet	RCO (resource conservation and open space)	24,000	0	No	No	No	No	No	