



JOINT CITY COUNCIL/ REDEVELOPMENT AGENCY AGENDA


MEETING DATE: MARCH 1, 2011 403-01
R=3/13
P=3/13

TO: CITY COUNCIL/REDEVELOPMENT AGENCY/CITY
MANAGER

FROM: REDEVELOPMENT AND ECONOMIC DEVELOPMENT
DEPARTMENT

SUBJECT: TRANSFER OF REAL PROPERTY OWNED BY THE
FULLERTON REDEVELOPMENT AGENCY TO THE CITY
OF FULLERTON

Approved for Agenda



City Manager's Office

SUMMARY

Pursuant to the recently released details contained in the Governor's proposed budget for Fiscal Year 2011-12, it is recommended that all Fullerton Redevelopment Agency-owned real property assets be transferred to the City of Fullerton.

RECOMMENDATION

As the Fullerton Redevelopment Agency:

1. Authorize transfer of Agency real property assets to the City of Fullerton.

As the City Council of the City of Fullerton:

1. Accept transfer of real property assets from the Fullerton Redevelopment Agency.
2. For all real property not acquired with the Agency's low and moderate income housing fund, the City Council covenants to cause real property to be redeveloped in a manner consistent with, and not limited to, any and all existing development agreements, existing Redevelopment Plans, and the Five-Year Implementation Plan 2010-2014 for the Merged Fullerton Redevelopment Project Area.

- 3 For all real property acquired with the Agency's low and moderate income housing fund, the City Council covenants to cause real property to be redeveloped in a manner consistent with all affordable housing requirements outline in the California Health and Safety Code 33000 *et seq*

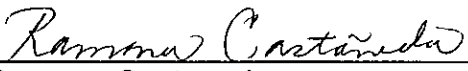
PROPOSED COSTS

None at this time.

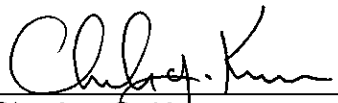
DISCUSSION

On January 10, 2011, Governor Jerry Brown announced the State's proposed budget for FY 2011-12. One of the major components of the proposed budget is dissolving all redevelopment agencies in the State (effective July 1, 2011). On late Thursday afternoon February 24, 2011, staff received the bill language (titled "Redevelopment Agency Dissolution and Succession") related to the proposed budget and the dissolution of the Agency. The proposed budget includes the creation of a successor agency to settle the affairs of the redevelopment agency. One of the components of this proposed bill is the requirement that all Agency-owned real property assets be disposed. Such disposal is to be done expeditiously and in a manner aimed at maximizing value. Proceeds from asset sales shall be transferred to the county auditor-controller for distribution. As shown in Attachment 1, there are currently 80 properties owned by the Agency of which 17 properties are for future affordable housing sites.

This proposed budget bill language makes it urgently important for the City Council to consider transferring any Agency-owned property and assets to the City. If the transfer of real property to the City does not occur and the bill passes, the assets will have to be sold expeditiously and the proceeds given to the County Auditor-Controller; therefore, allowing the State to retain commitments to local agencies. The time for action is extremely short, as the Agency would be deprived of all powers as of the date the bill is adopted (which, if it is done through urgency legislation, could occur within a couple of weeks). In conclusion, by authorizing this action the City is protecting its local assets.



Ramona Castaneda
Acting Director of Redevelopment and
Economic Development Department



Charles G. Kovac
Project Manager

ATTACHMENT 1

List of Agency-Owned Real Property

Fullerton Redevelopment Agency Fixed Assets

Asset Type	Description	Site Address	Parcel #
LAND USE (AFFORDABLE HOUSING)		413 West Ave Fullerton CA	032-182-34
		437 West Ave Fullerton CA	032-182-30
		418 West Valencia , Fullerton CA	032-182-9
		401 S Highland, Fullerton CA	032-172-18
		308 W Truslow, Fullerton CA	032-172-17
		467 West Ave , Fullerton CA	032-182-25
		406 W Valencia Avenue, Fullerton CA	032-182-11
		424 W Valencia Avenue, Fullerton CA	032-182-08
		518 S Ford Ave , Fullerton CA	032-182-38
		407 W West Ave , Fullerton CA	032-182-35
		443 W West Ave , Fullerton CA	032-182-29
		524 S Ford Ave , Fullerton CA	032-182-39
		530 S Ford Ave , Fullerton CA	032-182-40
		324 W Valencia Drive, Fullerton, CA	032-182-15
		455 W West Avenue, Fullerton, CA	032-182-27
	336 W Valencia Drive, Fullerton, CA	032-182-13	
	312 W Valencia Drive, Fullerton CA	032-182-17	
LAND (NON-HOUSING)	Parking Lot	515 N Pomona, Fullerton CA	029-033-03
	Parking Lot	511 N Pomona, Fullerton CA	029-033-04
	Parking Lot	509 N Pomona, Fullerton CA	029-033-05
	Parking Lot	501 N Pomona, Fullerton CA	029-033-06
	FTC North Parking Lot	120 E Santa Fe Avenue, Fullerton, CA	
		223 W Amenge Ave , Fullerton CA	
	Fox Theatre/James Rouse	500 - 512 N Harbor Blvd , Fullerton, CA	
		219/221 W Commonwealth, Fullerton CA	
	FTC Parking improvements Pl	120 E Santa Fe Avenue Fullerton CA	
	Fox Theatre south	500 - 512 N Harbor Blvd , Fullerton, CA	
	Train station/santa fe depot	120 E Santa Fe Avenue Fullerton, CA	
	FTC Parking improvements	120 E Santa Fe Avenue, Fullerton, CA	
	FTC Parking Expansion	120 E Santa Fe Avenue, Fullerton, CA	
		310 S Highland, Fullerton CA	032-251-01
	Williams/S Pomona Parking	112 E Commonwealth Ave, Fullerton, CA	
	Parking Lot	131-135 W Santa Fe Ave , Fullerton CA	
	Downtown parking Expansion	511 N Pomona	
	American S&L parking lot	444 N Harbor Blvd./130 E Chapman Ave, Fullerton, CA	
	Parking lot	150 W Santa Fe, Fullerton, CA	
	Costco Site	900 S Harbor Blvd , Fullerton, CA	
	Acquisition and Location	123 S Lemon, Fullerton CA	
	American S&L parking lot improvements	444 N Harbor Blvd./130 E Chapman Ave, Fullerton, CA	
	FTC Parking lot south	120 E Santa Fe Avenue, Fullerton, CA	
	Parking Expansion	100 E Chapman Ave, Fullerton CA	
	Assistance League/parking expansion	DUPLICATE (223 W Amenge)	
	Museum Plaza	125 E Wilshire, Fullerton CA	
	Purchased from Union Pacific Railroad	N/A	032-091-12
	Purchased from Union Pacific Railroad	N/A	032-251-29
	Purchased from Union Pacific Railroad	N/A	032-251-34
	Purchased from Union Pacific Railroad	N/A	032-251-36
Purchased from Union Pacific Railroad	N/A	032-171-35	
Purchased from Union Pacific Railroad	N/A	032-251-30	
Purchased from Union Pacific Railroad	N/A	032-251-35	
Purchased from Union Pacific Railroad	N/A	032-251-37	
Fox Theatre - Tea Room	512 N Harbor Blvd Fullerton, CA	029-033-20	
Firestone Comer	500 N Harbor Blvd , Fullerton, CA	029-033-21	
BUILDINGS	Reconstruction of Easterly Main Shop	1580 W Commonwealth Ave , Fullerton, CA	N/A
	Maple Senior Center Expansion	701 S Lemon Ave , Fullerton, CA	N/A
	Replace Shop Floor @ Basque Yard	1580 W Commonwealth Ave , Fullerton, CA	N/A
STRUCTURE	Union Pacific Park	141 W Truslow Ave Fullerton, CA	N/A
	Canopies-Maintenance Yard	1580 W Commonwealth Ave , Fullerton, CA	N/A
	Play structures plaza park Galaxy/Supernova	144 E Wilshire Ave , Fullerton, CA	N/A
	Lemon park landscape improvements	701 S Lemon Ave Fullerton, CA	N/A
	Police fencing	237 W Commonwealth Ave , Fullerton, CA	N/A
	Underground telephone conduit		N/A
	FTC PO	120 E Santa Fe Ave , Fullerton, CA	N/A
	FTC Parking Structure PO	120 E Santa Fe Ave Fullerton CA	N/A
	New steel fencing-police department	237 W Commonwealth Ave , Fullerton, CA	N/A
	Downtown Plaza Park design	144 E Wilshire Ave , Fullerton, CA	N/A
	FTC Bike Lockers	120 E Santa Fe Ave , Fullerton, CA	N/A
	Lemon Park-construction	701 S Lemon Ave , Fullerton, CA	N/A
	Fencing for rail spur	120 E Santa Fe Ave , Fullerton, CA	N/A
	Fullerton college landscape	200 E Chapman Ave , Fullerton CA	N/A
	FTC Parking Structure PO	150 W Santa Fe Ave Fullerton, CA	N/A
	Lemon Underpass Improvements		N/A
	DT Plaza Park Playground	125 E Wilshire Ave, Fullerton, CA	N/A
	DT Plaza Stage System	125 E Wilshire Ave, Fullerton, CA	N/A
Fullerton depot restroom reimbursement	120 E Santa Fe Ave , Fullerton, CA	N/A	
VEHICLES	2001 Chevrolet Malibu		N/A
MACHINERY & EQUIPMENT	Video/Detection System-Lemon/Orangethorpe	Comer of Lemon/Orangethorpe	N/A
	Sound equipment for plaza	125 E Wilshire Ave , Fullerton, CA	N/A
	Equipment for library	353 W Commonwealth Ave, Fullerton, CA	N/A
	Surveillance system	237 W Commonwealth Ave , Fullerton, CA	N/A
OFFICE FURNITURE	Furniture for plaza park	144 E Wilshire Ave , Fullerton, CA	N/A
	Wi-Fi Equipment	All of downtown Fullerton	N/A
	Wireless coverage for library	All of downtown Fullerton	N/A
	Turn Key UPS System	All of downtown Fullerton	N/A
	Wi-Fi upgrade	All of downtown Fullerton	N/A
LEASEHOLD INTEREST	K D MAX INC	121 W Chapman Ave	