NOTICE SPECIAL MEETING OF THE

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMERCE COMMUNITY DEVELOPMENT COMMISSION

5655 JILLSON STREET COMMERCE, CALIFORNIA 90040

I, Lilia R. Leon, Chairperson, do hereby call a Special Meeting of the Oversight Board of the Successor Agency to the Commerce Community Development Commission to be held on **Wednesday, February 26, 2014, at 5:00 p.m.**, in the Council Chambers, 5655 Jillson Street, Commerce, California 90040

Said meeting will be convened to consider and take action on the following item.

Scheduled Matters

1. A Resolution of the Oversight Board of the Successor Agency to the Commerce Community Development Commission Amending the Long Range Property Management Plan (LRPMP)

The **Oversight Board** will consider for approval and adoption a proposed Resolution Amending the Long Range Property Management Plan (LRPMP).

Dated: February 25, 2014

Chairperson

ATTEST:

Wictoria M. Al∕exander∕

Deputy Oversight Board Secretary

AGENDA REPORT

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMERCE COMMUNITY DEVELOPMENT COMMISSION

DATE: February 26, 2014

TO:

OVERSIGHT BOARD

FROM:

SUCCESSOR AGENCY FINANCE DIRECTOR

SUBJECT: Resolution No. OB 2014-04 - A Resolution of the Oversight Board of the Successor Agency to the Commerce Community Development Commission Amending the Long-Range Property Management Plan

(LRPMP)

RECOMMENDATION:

Approve and adopt Resolution No. OB 2014-04, as entitled above. In addition, staff is requesting that the Oversight Board approve the following: The Successor Agency of the City of Commerce be allowed to maintain all funds from the disposition of properties identified in the LRPMP and then draw down on such funds in order to pay "enforceable obligations." If approved by the DOF, the Successor Agency would not request Redevelopment Property Tax Trust Fund (RPTTF) funding on the Recognized Obligation Payment Schedule ("ROPS") until the funds from the disbursement of the LRPMP properties are fully exhausted.

BACKGROUND AND ANALYSIS:

The Dissolution Act dissolved California redevelopment agencies and directed winddown activities of such agencies. The dissolution and wind-down process includes a series of audits, reviews, and approvals addressing which obligations an agency is authorized to complete (enforceable obligations), how much funding may be used to meet the obligations, and the return of all unobligated agency funds to the affected taxing entities.

The Dissolution Act requires agencies to undergo two detailed Due Diligence Reviews (DOR) to determine unobligated fund balances available for transfer to the affected taxing entities. Upon an agency's completion of these requirements, the State Department of Finance (DOF) issued a Finding of Completion (FOC). Upon issuance of the FOC, an agency is required to submit a Long Range Property Management Plan (LRPMP) within six months to the DOF identifying the disposition and use of all remaining agency properties retained by the agency.

AGENDA ITEM NO. 1

AGENDA REPORT- 02/26/2014 RESOLUTION – AMENDING 2013 LRPMP Page 2 of 2

Upon approval by the Successor Agency, Oversight Board and DOF, the LRPMP governs and supersedes all other provisions relating to the disposition and use of the Agency's real property assets. The LRPMP must identify that agency properties will be used in one of the following ways:

- 1. Use Property to Fulfill Enforceable Obligation;
- 2. Retention of Property for a Governmental Use;
- 3. Retention of Property for Future Development; or
- 4. Sale of Property.

The LRPMP must include the following information:

- 1. Inventory of all properties indicating proposed use or sale of each property;
- 2. Date acquired and intended purpose;
- 3. Value at acquisition and estimated current value;
- 4. Parcel data (address, lot size, current zoning);
- 5. Estimate of revenue generated by property;
- 6. History of environmental contamination;
- 7. Description of transit-oriented development potential and advancement of planning objectives; and
- 8. Brief history of previous development proposal/activity.

The Successor Agency's LRPMP indicates that all of its land assets are being used to fulfill enforceable obligations, serve as government use properties or subject to sale. The attached amended Plan (Exhibit A) outlines all agency properties, their recommended uses, and justification for those recommendations.

The Oversight Board reviewed and approved the initial LRPMP on November 20, 2013. Upon said review and approval by the Oversight Board, the LRPMP was submitted to the DOF on November 21, 2013.

Over the last three months, the DOF have requested supporting documentation (grant deeds, staff reports, purchase & sale agreements, general & specific redevelopment plans, environmental reports, lease agreements) and clarification regarding the 27 properties that are highlighted on the plan. Staff believes that it has fulfilled all that is necessary to receive approval on the plan and move onto the disposition process.

FISCAL IMPACT:

There is no fiscal impact associated with this activity.

AGENDA REPORT- 02/26/2014 RESOLUTION – AMENDING 2013 LRPMP Page 2 of 2

Respectfully submitted,

Vilko Domič

Successor Agency Finance Director

Approved as to form,

Eduardo Olivo

Successor Agency/Legal Counsel

DS/staff reports, OB of SA to the CDC/Staff Report (Reso ~ Amending 2013 LRPMP) 2-26-14 VD

RESOLUTION NO. OB 2014-04

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMERCE COMMUNITY DEVELOPMENT COMMISSION APPROVING AN AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to ABx1 26 enacted in June 2011 (as amended by AB1484 enacted in June 2012, the "Dissolution Act"), the Redevelopment Agency of the City of Commerce (the "Dissolved RDA") was dissolved as of February 1, 2012, and the City of Commerce, acting in a separate limited capacity elected to serve as the successor agency (the "Commerce Successor Agency") of the Dissolved RDA; and

WHEREAS, pursuant to *Health and Safety Code* Section 34173(g), as added by the Dissolution Act, the Commerce Successor Agency is a separate legal entity from the City of Commerce (the "City"); and

WHEREAS, the Commerce City Council (the "City Council") serves in a separate capacity as the governing board of the Commerce Successor Agency; and

WHEREAS, pursuant to the Dissolution Act the Commerce Successor Agency is charged with paying the enforceable obligations, disposing of the properties and other assets, and unwinding the affairs of the Dissolved RDA; and

WHEREAS, an oversight board for the Successor Agency (the "Oversight Board") has been formed and is functioning in accordance with Health & Safety Code Section 34179; and

WHEREAS, the real property and specified other assets of the Dissolved RDA were transferred to the ownership and control of the successor Agency as of February 1, 2012 pursuant to Health & Safety Code Section 34175(b); and

WHEREAS, the Properties were acquired by the Dissolved Agency RDA for redevelopment with uses consistent with, and for projects identified in, the Redevelopment Plan; and

WHEREAS, on May 24, 2013, the Commerce Successor Agency received its Finding of Completion from the California Department of Finance (the "DOF") pursuant to Health & Safety Code Section 34179.7, confirming that the Commerce Successor Agency had made specified required payments under the Dissolution Act; and

WHEREAS, on November 20, 2013, pursuant to Health & Safety Code Section 34191.5, the Oversight Board to the Commerce Successor Agency approved the Long-Range Property Management Plan ("LRMP"); and

WHEREAS, the Director of Finance submitted the LRMP to the Department of Finance (DOF). After discussion with the DOF, staff has determined that certain amendments are required to the LRMP; and

Resolution No.	
Page 2 of 3	

WHEREAS, staff has also determined that it would be beneficial to request from the DOF that the Successor Agency be allowed to maintain the funds from the disposition of properties identified in the LRMP and then draw down on such funds in order to pay "enforceable obligations." If approved by the DOF, the Successor Agency would not request Redevelopment Property Tax Trust Fund (RPTTF) funding on the Recognized Obligation Payment Schedule ("ROPS") until the funds from the disbursement of the LRMP properties are fully exhausted.

NOW, THEREFORE, THE COMMERCE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

- <u>Section 1</u>. The recitals set forth above are true and correct and incorporated herein by reference.
- <u>Section 2</u>. The Commerce Oversight Board of the Successor Agency hereby approves the Amended LRPMP in the form presented and as on file with the Oversight Board Secretary.
- <u>Section 3.</u> The Commerce Oversight Board of the Successor Agency Director of Finance is hereby authorized and directed to submit the Amended LRPMP to the DOF for approval in accordance with Health & Safety Code Section 34191.5(b).
- Section 4. The Commerce Oversight Board of the Successor Agency Director of Finance is hereby authorized and directed to request that the DOF allow the Successor Agency to maintain the funds from the disposition of properties identified in the LRMP and then draw down on such funds in order to pay "enforceable obligations" until such funds have been fully exhausted, at which time the Successor Agency would again request RPTTF funding on the ROPS.
- Section 5. Upon approval of the LRPMP by the DOF, the Oversight Board of the Successor Agency authorizes and directs the Commerce Successor Agency Director of Finance to dispose of and use the Properties and any disposition proceeds in accordance with the LRPMP and to take any action and execute any documents as may be necessary to implement the disposition and use of the Properties and any disposition proceeds in accordance with the terms approved in the LRPMP and this Resolution.

2014.	PASSED,	APPROVED	AND	ADOPTED	this		day	of _		
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Page 3 of 3	
ATTEST:	
Victoria M. Alexander, Deputy Secretary	

DS/Resolutions/OB of SA to the CDC/OB Reso (Amending 2013 LRPMP) 2-26-14

Recognized Obligation Payment Schedule (ROPS 14-15A) - Summary Filed for the July 1, 2014 through December 31, 2014 Period

Date	Signature
Title	Certification of Oversight Board Chairman: Pursuant to Section 34177(m) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named agency. Isl
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288,684	G Administrative Costs (ROPS Detail)
9,695,988	F Non-Administrative Costs (ROPS Detail)
\$ 9,984,672	E Enforceable Obligations Funded with RPTTF Funding (F+G):
•	D Other Funding (ROPS Detail)
ı	C Reserve Balance Funding (ROPS Detail)
ŧ	B Bond Proceeds Funding (ROPS Detail)
45	Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding A Sources (B+C+D):
Six-Month Total	Current Period Requested Funding for Outstanding Debt or Obligation
	Name of County: Los Angeles
	Name of Successor Agency: Commerce

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																																						1000000 T			Non-Redevelor		*	
																																							people Balance	(Non-RPTTF)	ment Property Tax		-	
																																			- Andrews - Andr			Carrier and	Other Funds		Trust Fund	Funding Source	Z	
															-								12,500		50,000		***************************************	2,000,000					50,000		18 000	50,000		a di ilia		RPTTF		,	Z	
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					-		•		1	-	1							-					12,500		50.000			2,000,000				35,000	50,000		18 000	50,000			Pic Month Total	************			ס	

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Cash Balances

Cash Balance Information by ROPS Period	C D E Fund Sources	밀	Pursuant to Health and Safety Code section 34177(I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from	ax Trust Fund (RF	oTTF) may be lis	may be listed as a source of payme	yment on the ROP	S, but only to the exte	ent no other funding
Bond Proceeds Raserve Balance Prior ROPS Palance Prior ROPS	Bond Proceeds Reserve Balance Prior ROPS period Prior ROPS period Digations (Actual to columns L and Q in the catual 12/31/10 S 1,939,644 S - S 1,280,000	ترز سو	operty tax revenues is required by an entorceable colligation. B	C .	ם	п	71)	ဓ	
Bond Proceeds Reserve Balance Prior ROPS Prior RO	Bond Proceeds Reserve Balance Prior ROPS Prior RO					Fund	Sources		
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Bonds Issued on or before on or after balances and DDR reserve for next balances and DDR reserved for next balances and DDR reserved balances and DDR reserved for next balances and DDR reserved for next balances and DDR reserved balances and DDR reserved balances and DDR reserved for next balances and DDR reserved balances and DDR ba	Bonds Issued on or before on or before on or other balances and DDR reserve for next balances retained bond payment in the Report of the Coulumn S and O in the first for the RoPS 13-14A distribution column S in the Report of street for the retention of reserves for the retention of reserves for the retention of the rete						Prior ROPS		-
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to columns L and Q in the cutual 12/31/13) include the retention of reserves A stment column S in the Report of \$ 1,939,644 \$ - \$ 1,280,000 \$	to columns L and Q in the citual 12/31/13) include the retention of reserves A stment column S in the Report of \$ 1,939,644 \$ - \$ 1,280,000 \$ - Ual 01/01/14) d H = 5 + 6) d H = 5 + 6) stimate O6/30/14) biligations (Estimate 06/30/14) e the retention of reserves for e the retention of reserves for \$ 1,939,644 \$ - \$ 1,280,000 \$ -	ω							
Stiment Sin the Report of Sinal 12/31/14 Sinal 12	include the retention of reserves A Stiment Column S in the Report of \$ 1,939,644 \$ - \$ 1,280,000 \$ - BH = 5 + 6) S 1,939,644 \$ - \$ 1,280,000 \$ - Stimate 06/30/14) e the retention of reserves for e the retention of reserves for \$ 1,939,644 \$ - \$ 1,280,000 \$ - Stimate 06/30/14) S 1,939,644 \$ - \$ 1,280,000 \$ - S 1,280		Note that for the RPTTF, 3 + 4 should tie to columns L and Q in the Report of PPAs						
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Stimate 06/30/14 Stim	stment No entry required 5) \$ 1,939,644 \$ - \$ 1,280,000 \$ - ual 01/01/14) \$ 1,939,644 \$ - \$ 1,280,000 \$ - dH = 5 + 6) \$ 1,939,644 \$ - \$ 1,280,000 \$ - do the ROPS 13-14B distribution January 2014 \$ 1,939,644 \$ - \$ 1,280,000 \$ - bligations (Estimate 06/30/14) stimate 06/30/14) \$ 1,280,000 \$ - \$ - e the retention of reserves for the retention of retention of retention of reserves for the retention of retention of retention of reserves for the re	f	for debt service approved in ROPS 13-14A						
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\$ 1,939,644 \$. \$ 1,280,000 \$ dH = 5 + 6) \$ 1,939,644 \$. \$ 1,280,000 \$ dual 01/01/14) In the ROPS 13-14B distribution January 2014	\$ 1,939,644 \$. \$ 1,280,000 \$		PPAs.						
ual 01/01/14) d H = 5 + 6) \$ 1,939,644 \$ - \$ 1,280,000 \$ - 0 the ROPS 13-14B distribution January 2014 bligations (Estimate 06/30/14) stimate 06/30/14) e the retention of reserves for	ual 01/01/14) \$ 1,939,644 \$ 1,280,000 \$. bit H = 5 + 6) \$ 1,939,644 \$. \$ 1,280,000 \$. to the ROPS 13-14B distribution January 2014 \$ 1,939,644 \$. \$ 1,280,000 \$. stimate 06/30/14) \$ 1,939,644 \$. \$ 1,280,000 \$.	ආ	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	1,939,644	•		45	₩	
ual 01/01/14) \$ 1,939,644 \$ 1,280,000 \$. d H = 5 + 6) \$ 1,939,644 \$ 1,280,000 \$. to the ROPS 13-14B distribution January 2014 \$. \$. bligations (Estimate 06/30/14) \$. \$. \$. stimate 06/30/14) \$. \$. \$. e the retention of reserves for \$. \$. \$.	ual 01/01/14) \$ 1,939,644 \$ 1,280,000 \$. bit H = 5 + 6) \$ 1,939,644 \$. \$ 1,280,000 \$. to the ROPS 13-14B distribution January 2014 \$ 1,939,644 \$. \$ 1,280,000 \$. stimate 06/30/14) \$ 1,939,644 \$. \$ 1,280,000 \$.	~	ROPS 13-14B Estimate (01/01/14 - 06/30/14)						
Revenue/Income (Estimate 06/30/14) Note that the RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014 Expenditures for 13-14B Enforceable Obligations (Estimate 06/30/14) Retention of Available Cash Balance (Estimate 06/30/14) Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14B	Revenue/Income (Estimate 06/30/14) Note that the RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014 Expenditures for 13-14B Enforceable Obligations (Estimate 06/30/14) Retention of Available Cash Balance (Estimate 06/30/14) Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14B Ending Estimated Available Cash Balance (7 + 8 - 9 -10) \$ 1,939,644 \$ - \$ 1,280,000 \$	~4	ual 01/01/14) d H = 5 + 6)	1,939,644	*		(5	⇔	,
	Expenditures for 13-14B Enforceable Obligations (Estimate 06/30/14) Retention of Available Cash Balance (Estimate 06/30/14) Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14B Ending Estimated Available Cash Balance (7 + 8 - 9 -10) \$ 1,939,644 \$ - \$ 1,280,000 \$	∞ }	Revenue/Income (Estimate 06/30/14) Note that the RPTTF amounts should lie to the ROPS 13-14B distribution						
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	Ending Estimated Available Cash Balance (7 + 8 - 9 -10) \$ 1,939,644 \$ - \$ 1,280,000 \$ -	<u>≂</u> ;ı			tariamina di seografia de segui di mina de espegaro	ACCOUNTS OF THE OWNER OWN		PROBLEMAN SERVICE AND	
	Ending Estimated Available Cash Balance (7 + 8 - 9 -10) \$ 1,939,644 \$ - \$ 1,280,000 \$ -								

the county auditor-controller (CAC) and the State Controller	(CAC) and the	State Controlle	¥r.															
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			Non-RPTTF	Non-RPTTF Expenditures		***************************************						RPTTF Expenditures	ures					
	Rood o	Rond Proceeds	Reserve Balance	10 10 10 10 10 10 10 10 10 10 10 10 10 1	Other Funds	6			Non-Admir					Admin			Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)	
Project Name / Debt Obligation	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Aut	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	SA Comments
	•	£47 1	Ç40	,	•	ξ Α	N.	\$ 7,508,682	₩.	378		Ö	\$ 250,000	\$ 250,000	\$ 250,000			
			ę				451,221	451,221		451,221								
3 City Loan			,		, ,				6		69 6						***	
Rev Bonds							4,000,000	1,000,000	4,000,000	4,000,000								
6 Audit / SCR / Due	1 ,	-			1 .		. ,		60 60		en en						69	
7 Arbitrage	•		,		-		5,000	5,000	\$ 5,000		\$ 5,000						\$ 5,000	
8 Fiscal Agent	,	***************************************			-	nest i mercer en en el esta de la companya de la c	4,200	4,200	\$ 4,200	4,200	÷n							
9 Fiscal Agent Services			•			***************************************			4		42		***************************************				45	
10 Continuing			,		-		6,450	6,450	\$ 6,450		\$ 6,450						\$ 6,450	
11 Parcel Maintenance	-		,		1		25,717	25,717	\$ 25,717	24,190	\$ 1,527						\$ 1,527	
12 Legal Costs 13 4957 Sheila	, ,								, ,		· ·						to co	,
14 4901/4909 Washington			1		,		•		to.		\$						64	
15 Veteran's Park 16 2003 Tax Allocation	1		1		1 5		612,142	612,142	\$ 612,142	612,142							£A £A	
17 1998A Tax Allocation Rev	-		***************************************				488,565	488,565	\$ 488,565	488,565	**						-	
18 Employee Costs			,		•				\$	7							6	
19 Audit / SCR / Due Diligence Reviews	•		-		,		,		S								÷a	
20 Arbitrage Preparation Svcs	•		1		4		5,000	5,000	\$ 5,000	2,000	\$ 3,000						\$ 3,000	
21 Fiscal Agent Services	•				,		-		· ·		40						5	
22 Contract for Eng/Contract Svcs			-		,		•		÷		·						69	
23 Property Purchase	•		•						φ,		*						45	
24 Property					,		9,935	9,935	\$ 9,935	9,413	\$ 522						\$ 522	
	,								\$		\$						60	
26 HCD Note 27 Citadel									(A) (A)		cs 60							
			4						φ,		€5						\$	
29 2003 Tax Allocation							103,506	103,506	\$ 103,506	103,506	6 2						€ \$	

the county auditor-controller (CAC) and the State Controller.	(CAC) and the	State Control	er.															
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			Non-RPTTF	Non-RPTTF Expenditures								RPTTF Expenditures	ures .					
																	Net SA Non-Admin	
	Bond F	Bond Praceeds	Reserve Balance	Balance	Other	Other Funds			Non-Admin					Admin			and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)	
								Available RPTTF (ROPS 13-14A distributed + all other	ž.		Difference (If K is less than L,		Available RPTTF (ROPS 13-14A distributed + all other	Net Lesser of		Difference (If total actual exceeds total authorized, the		
Item # Debt Obligation	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	07/1/13)	Authorized / Available	Actual	zero)	Authorized	07/1/13)	Available	Actual	zero)	(M+R)	SA Comments
		649 -	en.	64	\$	60	\$ 7,508,682	\$ 7,508,682	\$ 7,508,682	\$ 7,472,378	\$ 40,838	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	s	\$ 40,838	
30 City Loan entered into on 5/15/1986			4		-				49								÷1	
31 Employee Costs 32 Property			1				7,457	7,457	\$ 7,457	6,600	\$ 857						\$ 857	
33 Audit / SCR / Due			,		1		1		63		-						\$	
34 Arbitrage	,		•		-		•		€		£2						٠.	
35 Fiscal Agent	•						2,500	2,500	\$ 2,500	2,500	\$						\$	West Annual Control of
36 1994 ABAG Tax			,			de mineste de la companya de la comp	133,435	133,435	\$ 133,435	133,435							σ	
					-		7,500	7,500	\$ 7,500	7,500							,	
-		alabaran dan dan dan dan dan baran dan dan dan dan dan dan dan dan dan d						THE REAL PROPERTY AND ASSESSMENT									-	***************************************
39 1350 Eastern/Triggs (Multi)							•		69		\$ 79						4	
40 1338 Eastern/Single					,				сл	•	**						*	
Family 41 2003 Tax Allocation	•						1,223,536	1,223,536	\$ 1,223,536	1,223,536							**	www.edulory.troAuchterderdedAppdagen.gov.gov.gov.gov.gov.gov.gov.gov.gov.gov
42 City Loan entered into on 4/16/2002	,						,		φ.		40						45	
43 City Loan entered into on 11/2/1999	-		-				-		40	~	ζ,						\$	
44 City Loan entered into on 6/16/2002	,				1		1		so.	-	45						\$	
45 Employee Costs 46 Property	1 1						14,822	14,822	\$ 14,822	5,050	\$ 9,772						\$ 9,772	
Maintenance 47 Audit / SCR / Due	-						,		*		\$			***************************************			49	THE REAL PROPERTY OF THE PERSON NAMED AND PARTY.
48 Arbitrage	-		,		,				49		S						*	
49 Fiscal Agent			,		•		1		40	-	S			***************************************			5	
50 Contract for Consulting Svcs	-		,		,		45,000	45,000	\$ 45,000	45,000	S						\$	A THE STREET STREET
51 Contract for Eng/Contract Svcs	,		4		4		,		45	-	ۍ -						\$	
52 DDA 53 Legal Costs							200,000	200,000	\$ 200,000	204,534	\$ 4.710						\$ 4,710	
			-															

Redevelopment Property Tax Trust Fund (RPTF) approved for the ROPS 14-15A (July through December 2014) period will be offset by the SA's self-reported ROPS 13-14A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SA's are subject to audit by the county auditor-controller (CAC) and the State Controller.	cy (SA) Self-reports st Fund (RPTTF) al (C) and the State Co	pproved for the RC)PS 14-15A (July	through December	2014) period w	ill be offset by th	te SA's self-reporte	d ROPS 13-14A pr	rior period adjust	ment. HSC Sectio	n 34186 (a) also	specifies that the	prior period adjust	ments self-repor	ted by SAs are su	bject to audit by
55	C D	т	71	ဂ	Ŧ	_	٤	*	F	3	z	o	יד	۵	Z)	φ
		Non-RPT	Non-RPTTF Expenditures								RPTTF Expenditures	Sa				
	Bond Proceeds	Rese	Reserve Balance	Other Funds	d s		The second secon	Non-Admin	Transferience (minimum control of the control of th				Admin			Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)
Project Name / Item # Debt Obligation Auti	Authorized Actual	Auth	Actual	Authorized	Actual	Authorized	Available RPTIF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual th	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)
	€9	- 5	459	€4 -	- 64	7,508,682	7,508,682 \$	7,508,682 \$	7,472,378	40,838 \$	250,000	250,000 \$	\$ 250,000 \$	250,000	\$	
55 Citadel 56 Telegraph Road			1 4	1					40 40							φ σ
57 Costco	-		-	-		1	66		s	-						
58 4560 Washington									200							4
60 Consulting Services			1			40,000	40,000 \$	40,000	40,000 \$			***************************************				
61 Appraisal Services						9,000	9,000 \$		n (s)	9,000						\$ 9,000
63 Legal Costs									***							9 (4)
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									8	. 7 1						*
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Vacent LowLand		Vacant Lobt and	Vacant LoVLand	Vacant Lot/Land	Vacant Lot/Land	Signage		Vacant Lot/Land	Vacant Lot/Land	Water Land		Signade	Commercial	Commercial	Vacant Lot/Land	Vacant LottLand	Vacant Lol/Land	Vacant Los Land	Vancent LoNLand	Property Type	IGE PROPERTY MAN
sale of righting	Sale of Brown	Sale of Property								Sale of Property									Sale of Property	S S S S S S S S S S S S S S S S S S S	County: LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA
and the second	Commarcial (C2) Per Commarcial (C2) Per Commarcial (C2) Per I addition, refer to Exhibit B (Exocultive Summary, Pages (1) (12) Pages (1) (12)	Commercial (C2) Per Current Zoring Code - In addition, refer to Exhibit B (Executive Surmany, Pages 8-10)								Commercial (C2) Per Corrent Zoning Code: in audition, refer to Enthiet in (Executive Summary, Pages 5-7)		Regency / Clear Channel Dutdoor Advertising (Billboard)							Commissibil (C2) Per Current Zoning Code In addison, refer lo Sentitot B (Exacultie Surment)	91.5 (c)(Z) Permissable Use Dotril	NVENTORY DATA
	Jan 1896	Oct 2005		May 2004	May 2004	May 2004	May 2004	May 2004	ĺ	!			No-2005, Jun 1881	Jyn 1981	Mar 2007	Jul 2009	Apr 2008	Apr 2008	1889 UBJ	Acquisition Date	
\$1,175,844	\$2 14 18 100	\$2,088,568			\$892	\$8 923	\$845,872	\$563,914	\$886,118	\$1,769,759			\$368,468	\$480,899			\$456,507	\$340,172	\$401,644	Value at Time of Purchase	
	\$10,600,000	\$3,500,000								\$22,500,090									\$22,500,000	Estimated Current Value	'
	Appraised	Appraised								Appraised									Appraised	Value Basis	
	31.Jan-13	3; Jan-13								<u>تا -بهار- ت</u>									ن در مولد. او د	Date of Estimated Current Value	
	\$10,500,000	\$3,250,000								Same as #1									\$25,000,000	Proposed Sale	SALEOFS
	201-	2014								Carrie as \$41										Proposed Sale Proposed Sale	ROPERTY
	Poterridal Commercial I	Relocation of Commerce business currently focaled in No. 1, No.5, properties aforementioned								Commercial / Relati	\$ 1.000 to 20 to 2								2014 Commercial / Retail	27	HSC 34191.5 (c)(1)(B)
	озая теlegaaрн ro	6300 TELEGRAPH RD								ДВ Намерлал хоох	NO CONTRACTOR	5917 теlegraph яр							2819 TELEGIOWH RD	Address	
	633-9	8339-008-900								5336-017-999									5536 O14-620	APN#	HSC 34191.5 (c)(1)(C
	462,507 ±	2.88.Acres						-		14.40 Acres;	(100 to 100 to 1								11.00 yors:	Lot Size	G
	8	8								2	(A)								S S	Current Zoning	
	\$10,500,000	000,000,63								\$72,500,000									\$22,590,000	Estimate of Current Parcel Value	HSC 34191.5 (c)(1)(D)
MONTHLY RENT \$6,000.00		0					\$1,500.00				100000000000000000000000000000000000000	MONTHLY RENT \$3,000.00		\$11,755.00	Nad Anlinos				MOVI-1.7 RENT 15,425.00	Eximps of Second Recommendation	H50
Refer to Exhibit G (Agreemment with LA		E					(Agreement with Clear Channel Worldwide)	Sefer to Exhibit F				Refer to Exhibit 5 (Agreements with Regency Outdoor Advertising & Clear Channel Worldwide)		(Agreement with Justman Packaging)	Refer to Exhibit D				Reder to Exhibit C (Agreement with America Inernational industries)	Confrectual Toguirement for use of	HSC 34181.5 (c)(1)(E)
	Phase i Environmental Site Assessment Apol 18,	Phase 1 Environmental Site Assessment & Asse								Presse I Environmental Assessments - July 8, 1999 (2633 lies) and 6, 1999 (263		- 4							Phase I Europimental season in Control of Co	History of environments contamination, studies, and/or remediation, and designation as a brownfield aits	HSC 34181.5 (c)(1)(F)
	Peter to Exhibit B - Exhalive Summary Yes	Refer to Exhibit B. E. Executive Surrectary Yes								Refer to Exhibe 8- Executive Summary Yes									Relief to Exhibit B - Executive Summary Ves	Desc pro pote transf	HSC 34191.5 (p)(1)(G)
	in 2004, the Commission entered in an EAA with Golden Awan Partners, LLC regarding the development of an Elektriement Complex. A talk americhment was approved on June 5, 2007. The company is no longer being pursued.	in Oct, 2007, the Commission existing into a ENA for the potential development of a new car desirably. A 3rd amendment was approved on June 16, 2009.								in 1998, the obj. started explanation for the Seassible of developing an explanation for the Seassible of developing and the Seassible of developing and the Seassible of the Season of the Seassible of the Season of the Seaso									in 1998 the city standard aeroparion on the stability of developing an Entertainment I Reall Vanua I are stated for quality family clients of the standard for quality family criented strength of 14 years. The standard family of a certainment of the same recognist with this basis recognist with this basis recognist of the same recognist of the same recognist of the same recognist form for the same recognists for the same recognists form for the same recognists for the sa	ment of history of previous see of the History of previous development proposals necy and activity	G) HSC 34191.6 (c)(1)H)

				[]	i										6				~4			_D								5	LONG RAN
Park	Park	Park	Perk	Park	Public Building										Commercial		Vacant Lot/Land		Сопитивский		Mixed-Use	Viscani LoV Land		Vacant LoVLand	Vacant LoVLand	Vacant Lottland	Mixed-Use	Mixed-Use	Vacant Lot/Land	Dente My Tune	IGE PROPERTY MANAGE
Governmental Use	Governmental Use	Governmental Use	Governmental Use	Governmental Use											Sale of Property		Sale of Property		Sale of Property		Sale of Property	Sale of Property								Perringgahia Lico	LONG RANGE PROPERTY MANAGEMENT PLAN; PROPERTY INVENTORY DATA HBC 3491.5 (c)(2)
		-	1		Bandiri Park — Convey to City at No Cost - In addition, refer to Exhibit B (Executive Summary, Pages 24-25)		(Car Dealership)	(Car Dealership)	COMMERCE HYUNDAI (Car Dealership)	(Car Desienship)	(Car Destership)	COMMERCE HYUNDAI	COMMERCE HYUNDAI	COMMERCE HYUNDAI (Car Destership)	COMMERCE HYUNDAI (Car Dealership) - In addition, refer to Exhibit 8 (Executive Summary, Pages 22-23)		Summary, Pages 20-21)	Costco Sile - Comer Lot Pad - in addition, refer to Exhibit B (Executive	Historials's Cop Research Constant (Pessal Andreas) - In Addess (Pessal Andreas)		Commercial (CM1) Per Curreat Zoning Code - In addaton, refer to Edinbit B (Executive Summary, Pages 16-17) NADA Bus inc. (Storage & Dispatch of Charler Busee)	Commercial / Manufacturing Par Current Zoring Code: In addision, order to Ex-Noti B (Esecutive Summary, Pages 14-15)								Pormiksable Use Detail	HSC 34191.5 (c)(2)
May 1973	May 1973	Nov 2002	Nov 1990	Aug 1995 Aug 1895	May 1973		Jun 1993	Jun 1993	Jun 1993	Jun 1993			Jun 1993		Jun 1983		Jan 2009		lan 1992		April 2002	1		Jan 1896	Jan 1996	Jan 1996	Jan 1996	Jan 1996		Acquisition Date	
\$7,435	\$10,011	\$57,785	\$31,113	\$34,902 \$59,585	\$115,157			\$59,594	\$29,991	\$35,556	404,01	53 63	\$72,307	\$44,196	\$117,305		corner parcel	\$10.5 million for the 12.11 acre site that houses a Coston Business Center (Approx \$750,000 for the	\$10.5 million for the 12.11 acre site that houses Gosto Business Canter (Approx. 350,000 for the McDonald's site)		\$1,941,000	\$985,000		\$172,438	\$334,099	\$518,216	\$144,595	\$425,709		Value at Time of	HSC 34191.5 (c)(1)(A
\$13,315	\$17.927	\$66,724	\$42,915	\$44,880 \$76,618	\$206,222	100									\$2,250,000		\$1,000,000		97 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9		\$3,345,000	\$587,000								of Estimated	II(A)
Book	Book	Book	Book	Book	Book										Market		Market		Market		Appraised	Appraised							\vdash		
	-	-			1-Nov-13										1-Mpy-13		1-May-13		1-Nov-13		20-Jun-12	21-Jun-12								Date of Estimated	-
					WA										\$1.5db,00b		\$1,000,000		\$975.000		\$ 4,368,000	\$ 1,075,200								Proposed Sale	SALE OF PROPERTY
					N.									•	2015		Nov-13-F		2015		2015	2015								Proposed Sale	
4	-			= 4	Public Use										The Commission acquired the property to assist in the retention the en auto deatership		ruture redvelopment		See Assembly / Fulura Development (Coutza Business Center came to 2015 fruition n 2011)		Polential Commercia Retail Development	Potential Commence 2015 Retail Development								Purpose for whice	HSC 34191.5 (c)(1)(B)
	2203 HEPWORTH AVE	2221 HEPWORTH AVE	2217 HEPWORTH AVE	2211 HEPWORTH AVE											uived il in auto 5540 / 5450 TELEGRAPH RD		6330 E WASHINGTON BLVD		GOVE NOLDNEHSVAN 3 GSE9		18 A957 SHELLA ST	dova nolionirsva 3 gode								ch Address	(8)
5244-010-900				5244-009-901 5244-009-902			6336-023-920	8336-023-916	6336-023-915	6336-023-914	6336-023-913	218-620-023	essa no		H RD 6336-023-910		8LVD 6236-009-906		B1.VD 8338-009-909		5244-034-900	52/44-033-900				-		-			HSC HSC
-BO0	906	-904	-903	-901	1.900		1-920	3-816	3-915	3-914	3-913	3-912	27	9911	3-910		9-906		D-9006		4-900	3-8000								APN #	34191.5 (c)(1)(C)
6,990 sf	1			2,865 sf 5,408 sf	1			5,101 sf	2,624 sf	3,342 sf	5,654 sf				5,816 sf		41,772 51		49,440 sf		3.07 acres	19.570 sf								Lot Size	
PF	PF	R2	25	23 23	PF		CMI	CM1	CM1	CM1	PE	7	P	CM1	CM1		(2)		02		C.W.	O. M.	100						\vdash	Current Zoning	
\$19,315	\$17,927	\$66,7	\$42,9	\$44,880 \$76,618	\$206,222										\$2,750,000		DOD'IOO'''S		\$2,300,000		\$3,345,000	\$587,000								Estimate of Current Parcel Value	HSC 34191.5 (c)(1)(D)
0				0	0										MONTHLY RENT		2		MONTHLY RENT \$4,700.00		MONTHLY RENT	0							1	Estimate of facome/Revenue	
None	None	No	Na	None	None										Refer to Exhibit J (Agreement with Commerce Hyunde)		NON	:	Refer to Exhibit I (Agreement with McDonald's Corp.)		Refer to Exhibit H [Agreement with Mada] Bus, (nc.)			100 m					1 1	*	HSC 34191.5 (c)(1)(E)
ne	æ	26	ā	a a	Pe -	1000									İ							Phas Asss 200- 200- was was								Contractual an requirements for use of incorne/revenue	
=	4		=		N/A										No environmental contamination on the site is known at this time.			Phase II Environmental Site Investigation July 13.	Phase II Environmental Skie investigation July 13.	Andrew Control	Phase I Environmental Site Assessment — Jan 14, 2002 & Phase II Environmental Site Assessment — March 7, 2002 A geotechnical report was generated in 2011 concluding that fite site for retrovelopment.	Phase 1 Environmental Stip Jacobs Angolechical Report 2004 A gotechnical report was generated in 2011 concluding that the site was suitable for redevelopment								History of equironmental contamination, studies, and/or remediation, and designation as a brownfield site	+SC 34191.5 (c)(1)(F)
=	,	,			None										Refer to Exhibit B Executive Surranary	100000000000000000000000000000000000000	None		G None		Refer to Exhibit B - Executive Summary	te Refer to Exhibit B - Executive Summary	\$ 12 day 1990							al Description of property's potential for transit oriented development	П
7	5		1		Nix										řes		789		Yes		Yes	Yes								Description of Advancement of property's planning potential for objectives of the transit oriented successor development agency	HSC 34191.5 (c)(1)(G)
	×		z		N/A										AIN		Same as above		The site was previously developed with a 400,000 st building that flad won users (a warehouse/flad worthers and per and per and worthers and per and p		Same as above	There have been previous development proposals/concepts for the entitle 13- nere site, ranging from the eventue 13- nere site, ranging from the development of over 200,000 square desit of high tech industrial / maurifact								of History of previous development proposals and activity	HSC 34191,5 (c)(1)H)

Yes None	N/A None	None	0	\$150,000	7,500 st R1	5244-014-904	2143 S Atlantic Blvd	traucic poserii ui development on lots with insufficient size, shape 2015 and access	\$200,000	1-404-13	000 Market	\$114.000 \$150,000	Mar 1985 \$11	Vacant Lot - In addition, refer to Exhibit B (Executive Summary, Pages 48-49)	Sale of Property	Vacant LoyLand	22
								The Commission acquired the property for blight removal and for land assembly to remedy the featon watern or the property or the featon watern or the property or the featon watern or the property or the property or the property of the featon watern or the property of the featon watern or the property of the property or the property of the property									
Kane Nane	Ashesitos testing and abatiment accurred in 1891. Subsequently the should was demolahed and the size cleared libre.	None st	000	\$200,000	10,000 sf Rt	824-619-802	2207 S Atlantic Blvd	The Commission acquired the property for blight the property for blight memoral and for land assembly to remedy the assembly to remedy the historic pattern of development on 6th with plants of the will be applied to the property of the pr	\$250,000	1-Nov-13	000 Market	\$600,000 \$200,600	Nac 1986 550	Vacant Lot - In addition, roler to Exhibit B (Executive Summary, Pages 464-7)	Sale of Property	Vicant Lovi, and	21
Yes None	Removal & elicitement of melarisis containing assessors, and clampillion of an assisting desiring was conducted in early 2008. None	Remains	920 0	\$30,420	3 042 sf R1	5244-021-800	4902 ASTOR AVE	The acquisition was part of the City's Beauthcaton 2015 Program	\$40,000	1-Nay-13	20 Market	\$255,000 \$30,420	Dec 2007 \$29	Vacani Lot - in addition, refer to Exhibit B (Executive Summary, Pages 44-45) D	Sale of Property	Vacent Loi/Land	20
Yes	Nun Yong	None	0 0	000,000.5	4,171 st R1	5244-022-900	4906 JARDINE ST	The acquisition was part of the City's Beautification 2014 Program	\$350,000	1-Nov-13	000 Market	\$398,000 \$300,000	May 2008 \$35	Single Family House (1,472, sf) - in addition, refer to Exhibit 8 (Executive Summary, Pages 42-43)	Sate of Property	Residential	19
Yes N/A	Phase I & It studies may be necessary prior to demoking and/or construction activities. None	None	500 0	000,255	5,228 sf RQ	6241-013-904	133B S EASTERN AVE	The acquisition was part of the City's Beautification Program	2018 (Contamination \$0 Value)	1-Nov-13	000 Harkes	\$399,000 \$55,000	Feb 2008 \$35	Single Family House (1,194 st) - In addition, rater to Exhibit B (Executive Summary, Pages 40-41)	Sale of Property	Residential	18
Yes. None	NJA Rone	None	361 0	\$2,361	1,640 sf R3	8357-005-905	NO SITUS ADDRESS AVAILABLE	N/A Required Open Space	N/A	1-Nov-13	61 Book	\$1,421 \$2.861	Jun 1978 (For redevelopment \$1 purposes)	Vacant Parcel (Oil Line) Corney to City at No Cost Jor In addition, refer to Exhibit red B (Executive Summary, Pages 38-39)	Governmental Use	Vacant Lott and	17
Yes None	N/A None	None	\$295 0	5	460 st R3	6357-003-923	6709 DANIELSON COURT	Site was required as a side yard as a condition of Submivision Tract Map No. NA 37 566	NVA	1-Npv-13	35 Book	\$182 \$295	Dec 1979 \$		Governmental Usa	Vacant Loftland	i 6
Yes None	NAA	None	0 016	\$15,540	13,368 st PF	6357-003-028	K218 PACIFIC DRIVE	Site was required as a public park as a condition of Subdivision Tract Map N/A No. 37556	NA	1-Ngw-13	540 Book	\$13,608 \$15,540	Jul 2003 \$1	Landscape Area - Convey to City at No Cost - In addition, refer to Exhibit B (Executive Summary, Pages 34-35)	Governmental Use	Park	ೆ
Yes None	N/A More	None	924	\$411,324	64,696 sf 142	8359-015-803	No situs address avaitable	Convernment Use – site was acquired in support of city owned water ubiny NA system	Na	1-Nov-13	324 Book	\$288.488 \$411.324	Mey 1983 \$2	Water Tank - Convey to City at No Cost - In addition, refer to Exhibit B (Executive Summary, Paga 32-33)	Governmental Use	Other	ž.
NA NA	N/A None	None	341 0	\$574,341	50,984 sf CMAN2	6335-026-806	5625 11L5ON 5T	NIA City Warehousing	NA	1-No13	,128 Book	\$427, 128 \$427, 128	Aug 1892 \$4	Provisor Building - Convey And City at No Cost - In addition, refer to Exhibit B (Executive Summary, Pages 30-31)	Governmental Use	Public Building
NA. Site	N/A Mone	None	720 0	\$2,427,72	102.919 sf M2	0335-025-906	25 STIFT ON ST	N/A Transportation Facility	N.	1-Ngw-13	7,720 Baok	\$2,427,720 \$2,427,720	Sep 1991 \$2,	14	Governmental Use	Public Building	2
Formery home to Drange Whey Carp Curren Whey Carp Curren stockure doesn't meet ourer seame cose : Notre see mobules blag demaillors of sparing for demaillors of sparing for Agrana Cay Feet Must	None	None	D D	\$285,600	54,014 sf CM/M2	6:335-025-009	5559 HARBOR \$1	N/A City Vassingusing	NJA	(-Ago-13)	(328) Baok	\$198,328 \$198,328	Jan 1988 51	28	Governmental Use	Public Building	#
Description of Advancement of property is planning posterior to planning posterior of the History of previous transit oriented uncreasor development proposals development agency and activity.	History of environmental Description contamentation, encodes, property and performentation, encodes, property and designation as a brankt orient brownfield site development of the province o	Contractual requirements for use of incomstreeue None	Fetimate of IncomsRevenue	Estimate of Cu Parcel Valu	Lot Size Current	APN # 5244-010-901	Address 4737 ASTOR AVE	Proposed Sale Purpose for which Dala property was acquired	Proposed Sale Propo Value D	Date of Estimated Current Value	nated Value Basis, 103 Book.	Value at Time of Estimated Perchase Corrent Value \$11.226 \$20,103	Acquisition Date Puls May 1973 \$	Permissable Use Ostail Acq	Permissable Uss Governmental Uss	Park Property Type	8
HSC 34191.5 (o)(1)(G) HSC 34191.5 (o)(1)(H)	HSC 34191.5 (c)(1)(F) HSC 34	HSC 34191.5 (O)(1)(E)		HSC 34191.5 (c)(1)(D)		HSC 34191.6 (c)(1)(C)		RTY HSC 34191.5 (0)(1)(B)	SALE OF PROPERTY			HSC 34191.5 (c)(1)(A)	HSC 3419	91.5 (0)(2)	NSC 34191.5 (c)(2)	HSC 34191.5 (o)(2)	_

27 Commercial	26 Managet Upon	24 Commercial 25 Valgest Lott and	23 Compania	No. Property Type
Sale of Property	Sale of Property	Sale of Property Sale of Property	Sale of Property	Permissable Use
Beacon Salas Arquisition (Roofing Malerials) in addition, refer to Exhat B (Receive Summary, Pages 54-55)	Ron Sarathi Commerce Truck Slop (Industrial Land Improvement) - In Addition, relief to Schold B (Seculive Summary, Pages 52-53)	of Welder Equipment) Vacant Lot	Autweld, Inc DBA. Advanced Welder Repair (Repair & Sale of Welder Equipment): In addition, refer to Exhibit B (Executive) Summary, Pages 804-51) Cathosa Portable Welder	Use Permissable Use Debil
Nov 1986	July 1990	Jun 1995 Mar 1986	Jun 1986	Acquisition Dat
\$1,601,600	\$580.149	\$300,000 \$65,130	\$300,997	Value at Time of Ear Purchase Cu
\$2.887,000 Hajrket	\$1.500.0000 Market	\$428,474 Book \$90,500 Market	\$429,894 Book	Estimated Current Value Basis
1-100-13	1-Nev-13	1-Ng13	1.40×13	Date of Estimated Sasis Current Value
\$700,000	3 \$1,000,000	\$275,000 3 \$375,000	3 \$375,000	Proposed Sale
To assist and class in addition in addition and class and cl	The Cou the pro- constru to serve 2018 of local	Sile Asi 2015 Davedu Sile Asi 2015 Davelug	Site As 2015 Develo	# ·
To assist in the mitigation and clean-up of the sate in addition, in 1981, the sate in addition, in 1981, the sate adopted an ordinance to posterior the buildings of another way on the succurs or adding ordinary would encursal or 1982, and encounter of 1982, and encounter of 1982, and the records of 1982, and the record	The Commission acquired the property is faciliate construction of the property in the construction of	Site Assembly / Future 2015 Davedopment 490 Site Assembly / Future 2015 Davedopment	Site Assembly Future 490	HSC 34191.6 (c)(1)(b) Purpose for which property was acquired
7025 E SIAISON AVE	OATB MOLDNINSVAN 3 0555	DATE MOLDWHISPM 3 GOGS	NOJOJOS E WASHINGTON BLOD	Address
8555-004-028	2243-028-024	5244-032-951 5244-032-900	5244 -032-902	NBC 34191 3 (0)(1)(G)
3 67 acres	3),170 sf	2,187 sf 4,525 sf	13,236 sf	J(t)(G)
8	Const	CMI	CM	Current Zoning
\$3,880,000	0.000,002,1.5	\$428,474 \$90,500	3425,854	NSC 34191.5 (c)(1)(D) Estimate of Current Parcel Value
MONTHLY RENT (49 45,000 00 Salah	MONTHLY RENT (A. ST 399.25	MONTHLY RENT (A \$2,148.47 P	MONTHLY RENT (/	HSC 341 Estimate of Income/Ravenue
Refer to Eshibis N (Agreement with Beacon Salves Aggissition)	Relet to Exhibit M (Agreement With Commerce Truck Stop)	Refer to Exhibit L (Agreement with Call-Best Ponable Walder Repair) Name	Rader to Echtola K (Agmemont with Accusts, Inc.)	NSC 34191.5 (CMNE) Contractual cof requirements for use of victus incometrycous
Phase I and Phase II attides rever been done for the sile. The primary sause is the presence of method as the Presence of method as the Presence of method as the Product of a former undelli in the area (Federince Dump). A most origing system sha been in place which the qualify since 1955 and nestricity a method as well-about and necessity a greater has been product against as well-about and necessity agreement that the pass well-about and necessity agreement that the pass well-about and product against ones.	Phase I and Phase II studies completed Studies desidies some polanidal Underground Storage Tanks (USST)	Same as above	Please studies town been	HSC 34194.5 (c)(1)(E) History of environment contamination, studies, antifor remediation, and designation as a brownfield site
None	None Yes	100 March 100 Ma	Norm	HSC M/9/.5 (c)ff)(G) al Description of Advancement of property's planning planning transit oriented successor development agantyy
in Seg. 1 Sweller in Seg. 1	NIA	Same a		(iciti)(G) HSI dvancement of planning plactives of the Histories or daye)
in Seg ² 1984 the City entered that a So-year ground beste with Stuctural Materioles.		Same as above Same 4s above	A local specialized rething the Commission as the property for the constitution of an approx 1,200 s.t. building with surface pursuing Other options on this site include possible mightonized as viriage as the commission of the c	HSC 34191.5 (c)(1)(1) History of previous development proposals and activity