AGENDA
Oversight Board
Thursday, May 12, 2016
4:00 p.m. – 5:00 p.m.
City Hall
1017 Middlefield Road
Redwood City, CA 94063
Conference Room 2B – Second Floor

Members:
Mike Roberts, Chair
Alicia Aguirre, Vice Chair
Steve Abbors
Michael Callagy
Barbara Christensen
Deanna La Croix
Enrique Navas

City Staff as Successor Agency Attendees:
Aaron Aknin, Community Development Director
Melissa Stevenson Diaz, City Manager
Alison Freeman, Financial Services Manager
Carolyne Kerans, Senior Accountant
Starla Jerome-Robinson, Interim Finance Director
Veronica Ramirez, Assistant City Attorney
Steven Turner, Planning Manager
Silvia Vonderlinden, City Clerk
Craig Labadie, Counsel to the Oversight Board

1. Call to Order
Chair

2. Roll Call
Chair

3. Public Comments
Chair
NOTE: Speakers are limited to three minutes, unless modified by the Chairperson. The Board cannot take action on any matter raised under this item.

4. Approval of Long Range Property Management Plan
Chair
- Resolution approving the Long Range Property Management Plan
  Aaron Aknin

5. Property Disposition - Approval of Grant Deeds & Transfer of Parcels to the City
Chair
- Resolution approving Grant Deed for the Library Parking Parcel
- Resolution Approving Grant Deed for the Culvert Maintenance Parcels
- Resolution Approving Courthouse Rescission of Assignment Agreement
- Resolution Approving Jefferson Paseo Assignment and Assumption of Lease Agreement
  Aaron Aknin

6. Update on 2016-17 ROPS
Starla Jerome-Robinson

7. Oral Communications from the Successor Agency Contact
Starla Jerome-Robinson

8. Set Date and Agenda for Next Board Meetings
Starla Jerome-Robinson

Adjourn
Chair

Alternate Agenda Formats: The City Council will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a written request to Silvia Vonderlinden, City Clerk, at 1017 Middlefield Road, Redwood City, CA 94063 or e-mail address svonderlinden@redwoodcity.org including your name, address, phone number and brief description of the requested materials and preferred alternative format or auxiliary aid or service at least seven calendar days before the meeting.
Agenda Report

To: Redwood City Oversight Board
From: Aaron Aknin, Assistant City Manager
Patrick O’Keeffe, Management Partners
Cc: Starla Jerome-Robinson, Interim Finance Director
Date: May 12, 2016
Re: Approval of Long Range Property Management Plan

RECOMMENDATION
Staff recommends the Oversight Board adopt the attached resolution approving the Long Range Property Management Plan for submittal to the State Department of Finance

BACKGROUND
In 2011, the State of California adopted legislation (AB 26) to dissolve local redevelopment agencies. This legislation, and subsequent clarifying legislation (AB 1484 and SB 107), is referred to as the Redevelopment Dissolution Statutes. The statutes provide for the payment of funds previously held by the former Redwood City Redevelopment Agency to the taxing entities that would have otherwise received property taxes if the redevelopment agency were not created. The Statutes also govern the disposition of real property assets the Redevelopment Agency acquired for redevelopment purposes.

Pursuant to the Redevelopment Dissolution Statutes, the disposition of redevelopment parcels and property interests, may be governed by a Long Range Property Management Plan. The Successor Agency to the former Redevelopment Agency is required to prepare and adopt such a plan, which then must be adopted by the Oversight Board and approved by the State Department of Finance. The attached document is the Long Range Property Management Plan (LRPMP) for the Redwood City Successor Agency (“Successor Agency”) prepared pursuant to Health and Safety Code Section 34191.5.

The Successor Agency is required to submit a LRPMP to the State Department of Finance (DOF) within six months of receiving a Finding of Completion, following two Due Diligence Reviews of redevelopment assets to identify funds that DOF has determined must be transferred to affected taxing entities. The Due Diligence Reviews have been completed and the State DOF issued a Finding of Completion dated December 10, 2015. The resulting six-month deadline for submittal of the LRPMP is June 10, 2016.
ANALYSIS
The LRPMP was prepared consistent with the requirements of the Dissolution Statutes including Section 34191.5 of the Health & Safety Code, which sets forth the required content of the Plan. The Plan must include two major categories of information: 1) an inventory of all of the property interests held by the Successor Agency, and 2) the proposed plan for the disposition of the properties.

The required information for each of the parcels in Part 1 includes:
- Date of acquisition
- The value of the property at date of acquisition
- An estimate of the current property value
- Purpose of the acquisition
- Parcel data including: address, size, current zoning and General Plan land use designations
- Estimate of lease or rental revenues from the properties and contractual disposition of the revenues
- History of any environmental contamination and any remediation activities
- Potential for transit oriented development and advancement of the planning objectives for the property by the Successor Agency
- History of previous development proposals and any rental or lease activity

Part 2 of the plan includes required information about the intended disposition of the property interests. Permissible uses pursuant to Health & Safety Code Section 34191.5 (c) (2) include:
- Retention of property for governmental use
- Retention of property for future development
- Sale of the property
- Use of the property to fulfill an enforceable obligation

The LRPMP proposes that all of the property interests currently held by the Successor Agency, be retained for governmental use and conveyed to the City, as all of the properties were acquired for public purposes, are currently in public use, and will continue to be used for such purposes.

Although all of the properties fall within the category of governmental use, the Successor Agency’s interests in the properties vary. Three of the properties are owned in fee, and two of the properties are lesser property interests consisting of easement or leasehold rights. The method for conveyance of the properties from the Successor Agency to the City for continued long term public ownership and use would therefore differ for each property interest. For the fee parcels (Culvert parcels and Library parking parcel) the conveyance will occur by grant deed. For the Courthouse Square easement, the prior assignment from the City to the Redevelopment Agency will be rescinded pursuant to a rescission agreement. For the Jefferson Pedestrian Paseo leased from the U.S. Postal Service, the lease will be assigned to the City through an assignment agreement. Concurrently with its consideration of the LRPMP, the Oversight Board will be asked to consider these conveyances to the City as governmental use properties pursuant to individual resolutions in accordance with Health and Safety Code Section 34181(a).
ALTERNATIVES
There are two alternative methods for complying with the Dissolution Statutes requirement to dispose of the property assets: 1) adopt an LRPMP which sets forth the methods of disposition for all of the successor agency properties; or, 2) do not adopt the LRPMP and dispose of the property interests individually pursuant to a different part of the dissolution law -- Health and Safety Code Sections 34177 (e) and Section 34181 (a) -- that require the following means of disposition:

Section 34177 (e) – “Dispose of assets and properties of the former redevelopment agency as directed by the oversight board; provided however, that the oversight board may instead direct the successor agency to transfer ownership of certain [public] assets pursuant to section 34181. The disposal is to be done expeditiously and in a manner aimed at maximizing value.”

Section 34181 (a) – “Dispose of assets and properties of the former redevelopment agency as directed by the oversight board; provided however, that the oversight board may instead direct the successor agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, parking facilities, and lots dedicated solely to public parking, and local agency administrative buildings.”

Under option one --adopt an LRPMP-- all of the parcels are designated for long-term public ownership and use, and their disposition would be approved by the Oversight Board and the State Department of Finance (DOF) in one document. Under option two--convey governmental use assets to City per Sections 34177 and 34181, the Oversight Board and the DOF would approve the conveyances individually. As all of the properties were acquired for governmental purposes, are designated for long term public use, will be maintained in their current uses, will not be sold for private use/development, and as a result have minimal value, all of the properties qualify as governmental use properties eligible to be conveyed to the City, and either of the two methods would achieve the same result. Because the statute requires the Successor Agency to prepare and submit an LRPMP, and because the LRPMP method may provide a degree of additional flexibility if the DOF agrees to review it, staff recommends that the Oversight Board approve both the LRPMP and the individual resolutions described in a separate staff report.

NEXT STEPS
All actions of the Oversight Board for the disposition of assets are subject to review and approval of the State Department of Finance. Subsequent to Oversight Board approval, the resolution and LRPMP will be submitted by staff for DOF review.

ATTACHMENTS
1. Resolution Authorizing Long Range Property Management Plan
RESOLUTION NO. OB-____

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDWOOD CITY REDEVELOPMENT AGENCY APPROVING A LONG RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, under AB X1 26, enacted by the California State Legislature and signed by the Governor as part of the 2011-2012 State budget, a new Part 1.85 was added to Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 et seq., as may be amended, the “Dissolution Act”) and, in accordance therewith, all redevelopment agencies in the State of California, including the Redwood City Redevelopment Agency (“Redevelopment Agency”), were dissolved as of February 1, 2012; and

WHEREAS, in compliance with the Dissolution Act, the City of Redwood City (“City”) determined it would serve as the Successor Agency to the Redwood City Redevelopment Agency (“Successor Agency”) effective February 1, 2012; and

WHEREAS, the Oversight Board of the Successor Agency to the Redwood City Redevelopment Agency (“Oversight Board”) has been established pursuant to Section 34179 of the Dissolution Act to oversee the Successor Agency’s actions in winding down the affairs of the Redevelopment Agency in accordance with the Dissolution Act; and

WHEREAS, the California Department of Finance issued a Finding of Completion to the Successor Agency on December 10, 2015; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5, within six months after receiving a Finding of Completion from the Department of Finance, the Successor Agency is required to submit for approval to the Oversight Board and the Department of Finance a Long Range Property Management Plan that addresses the disposition and use of the real properties of the former Redevelopment Agency; and

WHEREAS, the Successor Agency has succeeded to the interests of the Redevelopment Agency in five parcels, all of which were acquired for governmental purposes and are designated to be maintained for governmental and public use consistent with the current use of such parcels; and

WHEREAS, the County of San Mateo and the United States Postal Service own the fee interest in two of the parcels (respectively, the “Courthouse Square Easement” and the “Jefferson Avenue Pedestrian Paseo”), and restrict their use for public purposes; and
WHEREAS, one of the parcels (the “Library Parking Lot”) was acquired for, and has continuously been used as, a public parking lot serving the Redwood City Public Library; and

WHEREAS, the revenue generated by the Library Parking Lot is less than the cost of required maintenance and operations; and

WHEREAS, the two “Culvert Parcels” were acquired for construction and maintenance of a creek culvert and other public purposes, and remain in such use with minimal revenue generated by revocable license agreements; and

WHEREAS, the proposed Long Range Property Management Plan provides for the conveyance of the Successor Agency’s interests in the five governmental purpose parcels described above to the City of Redwood City for continued governmental and public use; and

WHEREAS, the Oversight Board held a public meeting on May 12, 2016 to consider approval of the Long Range Property Management Plan.

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

Section 1. The recitals set forth above are true and correct and incorporated herein.

Section 2. The Oversight Board hereby approves and adopts the Long Range Property Management Plan, attached hereto as Exhibit A and incorporated herein by this reference (the “LRPMP”).

Section 3. The Oversight Board hereby authorizes and directs the Successor Agency to submit the LRPMP to the Department of Finance.

Section 4. Upon approval of the LRPMP by the Department of Finance, the Oversight Board hereby authorizes and directs the Successor Agency to undertake such actions and to execute such instruments as may be necessary to implement the LRPMP, including without limitation, the execution, delivery, and recordation of grant deeds, assignments and other instruments as may be necessary to convey the property interests identified in the LRPMP to the City.

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*   *   *

*   *   *

*   *   *

*   *   *
LONG RANGE PROPERTY MANAGEMENT PLAN

May 12, 2016

CITY OF REDWOOD CITY
SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY
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INTRODUCTION

The following is an overview of the purpose of this document and the categories of information it contains.

In 2011, the State of California adopted legislation (AB 26) to dissolve local redevelopment agencies. This legislation, and subsequent clarifying legislation (AB 1484 and SB 107), is referred to as the Redevelopment Dissolution Statutes. The statutes provide for the payment of funds previously held by the former Redwood City Redevelopment Agency to the taxing entities that would have otherwise received property taxes if the redevelopment agency were not created. The Statutes also govern the disposition of real property assets the Redevelopment Agency acquired for redevelopment purposes.

Pursuant to the Redevelopment Dissolution Statutes the disposition of redevelopment parcels and property interests may be governed by a Long Range Property Management Plan. The City’s Successor Agency to the former Redevelopment Agency is required to prepare and adopt such a plan, which then must be adopted by the Oversight Board and approved by the State Department of Finance. This document is the Long Range Property Management Plan (LRPMP) for the Redwood City Successor Agency (“Successor Agency”) prepared pursuant to Health and Safety Code Section 34191.5.

The Successor Agency is required to submit a LRPMP to the State Department of Finance (DOF) within six months of receiving a Finding of Completion, and following two Due Diligence Reviews of redevelopment assets to identify funds that DOF has determined must be transferred to affected taxing entities. The Due Diligence Reviews have been completed and the State DOF issued a Finding of Completion dated December 10, 2015. The resulting deadline for submittal of the LRPMP is June 10, 2016.

This LRPMP was prepared consistent with the requirements of the Dissolution Statutes including Section 34191.5 of the Health & Safety Code, which sets forth the required content of the Plan. The Plan must include two major categories of information: 1) an inventory of all of the property interests held by the Successor Agency, and 2) the proposed plan for the disposition of the properties.

The required information for each of the parcels in Part 1 includes:

• Date of acquisition
• The value of the property at date of acquisition
• An estimate of the current property value
• Purpose of the acquisition
• Parcel data including: address, size, current zoning and General Plan land use designations
• Estimate of lease or rental revenues from the properties and contractual disposition of the revenues
• History of any environmental contamination and any remediation activities
• Potential for transit oriented development and advancement of the planning objectives for the property by the Successor Agency
• History of previous development proposals and any rental or lease activity

Part 2 of the plan includes required information about the intended disposition of the property interests. Permissible uses pursuant to Health & Safety Code Section 34191.5 (c) (2) include:

• Retention of property for governmental use
• Retention of property for future development
• Sale of the property
• Use of the property to fulfill an enforceable obligation
The LRPMP provides for all property interests currently held by the Successor Agency to be retained for governmental use and conveyed to the City of Redwood City, as all of the properties were acquired for public purposes, are currently in public use and will continue to be used for such purposes.

PART ONE – PROPERTY INVENTORY

This section is prepared pursuant to Health & Safety Code Section 34191.5 (c) (1) of the Redevelopment Dissolution Statutes. There are a total of three parcels, one leasehold interest, and one easement interest, acquired by the former Redevelopment Agency and are currently held by the Successor Agency. The required information for each of the properties or property interests, is as follows:

Library Parking Parcel

Background – This parcel is currently in use as a parking area for the downtown public library.

Acquisition Purpose - The property was acquired to serve as library parking. The parcel contains approximately 53 parking spaces that are heavily utilized by patrons of the public library facility.

Parcel Information

<table>
<thead>
<tr>
<th>ITEM</th>
<th>PARCEL INFORMATION</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel #</td>
<td>053-137-010</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>1012 Main Street</td>
<td>At corner of Middlefield St.</td>
</tr>
<tr>
<td>Parcel Size</td>
<td>20,070</td>
<td>Approximate size</td>
</tr>
<tr>
<td>Current Use</td>
<td>Library Parking Lot</td>
<td></td>
</tr>
<tr>
<td>Zoning</td>
<td>Downtown Core</td>
<td>Downtown Precise Plan</td>
</tr>
<tr>
<td>Acquisition Date</td>
<td>Unknown</td>
<td></td>
</tr>
<tr>
<td>Acquisition Value/Cost</td>
<td>Unknown</td>
<td></td>
</tr>
<tr>
<td>Estimated Value</td>
<td>Minimal due to dedication for use as public parking.</td>
<td>Dedicated for public use</td>
</tr>
<tr>
<td>Rental Revenues</td>
<td>$ 66,350 average annual gross</td>
<td>-$10,000 net annual revenues</td>
</tr>
<tr>
<td>Environmental Condition</td>
<td>Unknown</td>
<td></td>
</tr>
<tr>
<td>TOD Potential</td>
<td>No</td>
<td>To be retained for public use as Library parking</td>
</tr>
<tr>
<td>Prior Development Proposals</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>
FIGURE #1 - LIBRARY PARKING PARCEL MAP

FIGURE #2 - LIBRARY PARKING AERIAL PHOTO
**Appraised Value & Assessed Value** – The parcel does not have an assessed value since it is exempt from property taxes due to public ownership. No appraisal information exists. The value is minimal due to the property’s dedication for use as a public parking lot under public ownership.

**Rental Revenues** – The City charges an hourly fee for parking to discourage all day parking and to make the spaces available for shorter-term library visits. The amount of average gross annual revenues ($66,350) is less than the average annual costs to maintain the parcel and the parking charge equipment, based on a three-year analysis of annual maintenance costs. Expenses have historically exceeded revenue generated by this parking lot. For three past three years, on average there has been a revenue shortfall of over $10,000 per year.

**Culvert Parcels**

**Background** – This property consists of two parcels:

1. Parcel 053-182-030 - Lathrop Street, Elm Street and the Redwood Creek channel bound this 14,351 square foot triangular shaped parcel. The creek channel divides the parcel, a portion on the south side of the creek is paved and used for temporary parking by an adjacent car dealership pursuant to a non-exclusive, revocable license; and the portion north of the creek is paved with decomposed granite and is used by a nearby apartment building for public open space. The car dealership and apartments have month-to-month non-exclusive Revocable Permit Agreements with the City to temporarily use the parcel for parking, and for weekend public open space.

2. Parcel 053-147-040 - This 7,438 square foot parcel on Lathrop Street near Elm Street is used for a culvert that carries Redwood Creek. Almost the entire parcel is affected by the 30-foot wide culvert easement (see Figure #5 Parcel Map).

**Acquisition Purpose** - The parcels were acquired for construction, operation and maintenance of the creek channel by the flood control. The acquisition values are unknown. The parcels have been retained for on-going maintenance access.

**Acquisition Value** - The acquisition value/cost of the parcels is unknown.

**Estimated Value** - No assessor’s value information exists for these parcels, as they are publically owned. No appraisal information exists. The value is minimal due to the planned long term public ownership and use of the property.

**Rental Revenues** - Revenues are received for one of the two parcels (053-182-030). The portion of the parcel south of the creek, being used by the car dealership for temporary parking pursuant to a revocable license, is rented on a month-to-month basis for $150 per month, or $1,800 annually. The portion north of the creek is being used temporarily for weekend public open space by the apartment complex. Compensation for the use consists of the apartment owner’s obligation to install and maintain landscape improvements.

**Potential for Transit Oriented Development** - None. The parcels are to be maintained in public use to accommodate the creek culvert; therefore they are not developable.
### Parcel Information

**TABLE #2 – CULVERT PARCEL INFORMATION**  
**PARCEL 053-182-030**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>PARCEL INFORMATION</th>
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<tbody>
<tr>
<td>Parcel #</td>
<td>053-182-030</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Intersection of Maple and Elm</td>
<td>No address assigned</td>
</tr>
<tr>
<td>Parcel Size</td>
<td>14,351 sq. ft. total</td>
<td>Split by culvert into 3 parts</td>
</tr>
<tr>
<td>Current Use</td>
<td>Culvert for Redwood Creek, temporary</td>
<td>Per two permit agreements</td>
</tr>
<tr>
<td></td>
<td>Parking and Open Space</td>
<td></td>
</tr>
<tr>
<td>Zoning</td>
<td>Mixed-Use Corridor - El Camino Real</td>
<td></td>
</tr>
<tr>
<td>Acquisition Date</td>
<td>Unknown</td>
<td></td>
</tr>
<tr>
<td>Acquisition Value/Cost</td>
<td>Unknown</td>
<td></td>
</tr>
<tr>
<td>Estimated Value</td>
<td>Minimal</td>
<td>To be retained for public use</td>
</tr>
<tr>
<td>Rental Revenues</td>
<td>$ 1,800 annual</td>
<td>For car dealer parking</td>
</tr>
<tr>
<td>Environmental Condition</td>
<td>No Information</td>
<td></td>
</tr>
<tr>
<td>TOD Potential</td>
<td>No</td>
<td>To be retained for public use.</td>
</tr>
<tr>
<td>Prior Development Proposals</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

**TABLE #3 – CULVERT PARCEL INFORMATION**  
**PARCEL 053-147-040**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>PARCEL INFORMATION</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel #</td>
<td>053-147-040</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>None</td>
<td>On Lathrop near Elm</td>
</tr>
<tr>
<td>Parcel Size</td>
<td>7,438 square feet</td>
<td>90% Easement encumbrance</td>
</tr>
<tr>
<td>Current Use</td>
<td>Creek culvert</td>
<td></td>
</tr>
<tr>
<td>Zoning</td>
<td>Multi-Use Corridor - El Camino Real</td>
<td></td>
</tr>
<tr>
<td>Acquisition Date</td>
<td>Unknown</td>
<td></td>
</tr>
<tr>
<td>Acquisition Value/Cost</td>
<td>Unknown</td>
<td></td>
</tr>
<tr>
<td>Estimated Value</td>
<td>Minimal</td>
<td>Encumbered by creek culvert</td>
</tr>
<tr>
<td>Rental Revenues</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Environmental Condition</td>
<td>Unknown</td>
<td></td>
</tr>
<tr>
<td>TOD Potential</td>
<td>None</td>
<td>Not developable</td>
</tr>
<tr>
<td>Prior Development Proposals</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>
FIGURE #3 – CULVERT PARCEL
PARCEL 053-182-030
PARCEL MAP

FIGURE #4 – CULVERT PARCEL
PARCEL 053-182-030
AERIAL PHOTO
Courthouse Square Easement

**Background** - This property consists of easement interests in property that is owned by the County of San Mateo. The public facility consists of the courthouse building and a large public plaza (Courthouse Square). The building is now used as a public museum. In 2005 the County and the City entered into a Cooperative Agreement whereby the County granted an easement in Courthouse Square to the City for the City to renovate, maintain, and use solely as a public plaza available for use by all County residents. In 2007 the City and its former redevelopment agency entered into a Partial Assignment and Assumption Agreement whereby the City assigned a portion of its easement interest in Courthouse Square to the agency for concession purposes consistent with the public uses required pursuant to the City’s agreement with the County.

**Acquisition Purpose** – The original agreement with the County and the assignment agreement with the redevelopment agency allowed a public property in a central portion of the downtown area to be renovated for public use and events. The partial assignment allowed the agency to install vendor concession kiosks in support of these public activities. The County fee ownership of the square, and the easement restrictions for the use of the easement “solely as a public plaza” preclude any conveyance of the easement interest to a private party.

**Parcel Information**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>PARCEL INFORMATION</th>
<th>COMMENTS</th>
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<tr>
<td>Parcel #</td>
<td>052-367-010</td>
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<tr>
<td>Address</td>
<td>2200 Broadway Street</td>
<td></td>
</tr>
<tr>
<td>Lease Area</td>
<td>21,000 sq. ft.</td>
<td>Plaza/Square size only</td>
</tr>
<tr>
<td>Current Use</td>
<td>Public gathering and events</td>
<td></td>
</tr>
<tr>
<td>Zoning</td>
<td>Public open space</td>
<td>Per Downtown Precise Plan</td>
</tr>
<tr>
<td>Acquisition Date</td>
<td>2005</td>
<td>Easement interest only</td>
</tr>
<tr>
<td>Acquisition Value/Cost</td>
<td>Unknown</td>
<td></td>
</tr>
<tr>
<td>Estimated value</td>
<td>$ 0</td>
<td>Public purpose property interest</td>
</tr>
<tr>
<td>Rental Revenues</td>
<td>$12,000 annual</td>
<td>Revenue from kiosk concessions.</td>
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<tr>
<td>Environmental Condition</td>
<td>Unknown</td>
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<tr>
<td>TOD Potential</td>
<td>None</td>
<td>Not developable</td>
</tr>
<tr>
<td>Prior Development Proposals</td>
<td>None</td>
<td>Not developable</td>
</tr>
</tbody>
</table>
FIGURE #7 – COURTHOUSE SQUARE EASEMENT MAP

FIGURE #8 - COURTHOUSE SQUARE AERIAL PHOTO
**Estimated Value** - No appraised value information exists for these easement interests. Use of the entire Courthouse Square is restricted for public use by the County of San Mateo. The easement interests generate minimal net revenue and have no estimated market value.

**Rental Revenues** – Rental revenues are derived from the kiosk rentals. The rental agreements are monthly. The gross total annual rent from the four rentals is approximately $12,000. The net rent after the expenses of maintaining the plaza area is minimal.

**Potential for Transit Oriented Development** - The property interests are a public facility and have no TOD development potential.

**Jefferson Street Paseo**

**Background** – This property interest is a lease with the United States Postal Services (USPS). The lease was entered into in 2005 between the former redevelopment agency and USPS. The lease had an initial term of five year with automatic 12-month extensions thereafter, with termination at any time after six months notice. The lease may not transferred or sublet without USPS consent. This lease is still in effect.

**Acquisition Purpose** – The lease allowed the pedestrian area surrounding the post office to be renovated by the former redevelopment agency for public pedestrian circulation, and for use by an adjacent restaurant for outdoor dining. The Paseo portion of the lease links a public parking lot to the retail uses on Jefferson Street. In October 2005 the agency (with USPS consent) entered into a license agreement with Tarboosh Restaurant for use of a portion of the lease area for outdoor seating. The license agreement was assigned to HAP Partners (DBA Howie’s Artisan Pizza) in May 2014 and is still in effect.

**Parcel Information**

**TABLE 5 – JEFFERSON PASEO LEASE INFORMATION**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>PARCEL INFORMATION</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel #</td>
<td>053-131-190</td>
<td>Portion of Post Office parcel</td>
</tr>
<tr>
<td>Address</td>
<td>855 Jefferson Avenue</td>
<td></td>
</tr>
<tr>
<td>Lease Area</td>
<td>Approximately 10,500 sq. ft.</td>
<td>Approximately 60’ x 175’</td>
</tr>
<tr>
<td>Current Use</td>
<td>Public walkway</td>
<td>Including outdoor dining area</td>
</tr>
<tr>
<td>Zoning</td>
<td>Public Facility</td>
<td>Per Downtown Precise Plan</td>
</tr>
<tr>
<td>Acquisition Date</td>
<td>2005 for lease</td>
<td>October 2005 for License</td>
</tr>
<tr>
<td>Acquisition Value/Cost</td>
<td>Unknown</td>
<td></td>
</tr>
<tr>
<td>Estimated Value</td>
<td>Minimal</td>
<td>Public use only</td>
</tr>
<tr>
<td>Rental Revenues</td>
<td>$6,000 annual</td>
<td></td>
</tr>
<tr>
<td>Environmental Condition</td>
<td>Unknown</td>
<td></td>
</tr>
<tr>
<td>Prior Development Proposals</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>
FIGURE #9 - JEFFERSON PASEO LEASE PARCEL MAP

FIGURE #10 - JEFFERSON PASEO LEASE AERIAL PHOTO
**Estimated Value** – No assessed value is available and there is no estimate of value due to the public ownership of the property.

**Rental Revenues** – Rental revenues are derived from rental of the license area for outdoor restaurant seating. The license agreement is monthly. The total annual rent from the license is $6,000. The cost to maintain the area exceeds the annual rental revenue.

**Potential for Transit Oriented Development** - The property interest is a leasehold interest in property owned by the U.S. Postal service for a public facility and has no TOD development potential.

---

**PART TWO – PROPERTY DISPOSITION**

This section is prepared pursuant to Health & Safety Code Section 34191.5 (c) (2) of the Redevelopment Dissolution Statutes. The information required for Part 2 of the plan includes information about the intended disposition of the properties. Permissible uses include: retention of property for governmental use; retention of property for future development; sale of the property; and use of the property to fulfill an enforceable obligation. This LRPMP proposes the conveyance of all property interests currently held by the Successor Agency to the City of Redwood City for continued governmental use, as all of the properties were acquired for public purposes, are currently in public use, and will continue to be used for such purposes.

**Library Parking Parcel**

Pursuant to Health and Safety Code Section 34181 (a) (1) the Oversight Board may direct the transfer of public facilities (including parking lots dedicated solely to public parking) to the local jurisdiction. Parking lots are considered to be dedicated to public parking if the revenues from the use do not exceed the maintenance costs for the facility. As described above, the multi-year expenses for the Library parking lot exceed revenues thereby establishing this parking lot as a public facility. Consistent with the statute, the parcel will be transferred from the Successor Agency to the City for long-term ownership as a public parking facility.

**Culvert Parcels**

1. **Parcel 053-182-030** - The entire parcel was acquired for a public flood control facility and is currently in use for culvert operation. The parcel is not developable as it is primarily used for the creek culvert and access to the culvert for maintenance. Since the parcel was acquired for the construction of a public facility that continues in operation, the parcel will be transferred from the Successor Agency to the City for long-term ownership as a creek culvert and neighborhood park/community garden.

2. **Parcel 053-147-040** - The entire parcel was acquired for a public flood control facility. Ninety percent of the parcel is encumbered by an easement for the creek culvert. There are no developable portions of the property and it must remain in public use.
**Courthouse Square Easement**

The City is the grantee of the grant of an easement from the County of San Mateo for the Courthouse Square public area. The Successor Agency is the beneficiary of the partial easement assignment agreement executed between the City and the former Redevelopment Agency. The partial assignment agreement was invalidated pursuant to Health and Safety Code Section 34178. The rescission of the assignment and the reversion of the easements interests to the City will be formally acknowledged pursuant to a Rescission Agreement between the City and the Successor Agency. As a result, the Successor Agency will have no further interest in the property. No action is necessary to modify the easement agreement with the County, as this agreement is not subject to the Redevelopment Dissolution Statutes.

**Jefferson Street Paseo**

The lease with United States Postal Service is for the public purpose of pedestrian access, and prohibits the transfer or sublet of the lease interest without prior approval of USPS. As a result, this property interest is a public use that will be maintained for the benefit of the public through the assignment of the Successors Agency’s interest in the lease and the related license agreements to the City for continued public use for the duration of the USPS lease.

**CONCLUSION**

Upon approval of this LRPMP, the parcels and property interests retained for government use will be transferred from the Successor Agency to the City.

Attachments:
1. Appendix A – Redevelopment Project Area Map
2. Appendix B – Downtown Precise Plan Map
APPENDIX A
REDWOOD CITY REDEVELOPMENT PROJECT AREAS

4. LRPMP - Att1

LEGEND

1982 Original Areas: Gateway 'A', Centre 'B', Marina 'C', and Seaport 'D' (332 acres)
1985 Gateway Sub-Area Amendment (4.26 acres)
1989 Project Area 2 Amendment (680 acres)

City Limits

* NOTE: Redevelopment boundaries are approximate
RECOMMENDATION
Staff recommends approval of the attached resolutions authorizing the Executive Director of the Successor Agency to execute the attached grant deeds and agreements for the conveyance of five property interests from the Successor Agency to the City for governmental use; and authorizing the transmission of the resolutions to the State Department of Finance for approval.

BACKGROUND
In 2011, the State of California adopted legislation (AB 26) to dissolve local redevelopment agencies. This legislation, and subsequent clarifying legislation (AB 1484 and SB 107), is referred to as the Redevelopment Dissolution Statutes. The statutes provide for the payment of funds previously held by the former Redwood City Redevelopment Agency to the taxing entities that would have otherwise received property taxes if the redevelopment agency were not created. The Statutes also govern the disposition of real property assets the redevelopment agency acquired for redevelopment purposes.

Pursuant to the Redevelopment Dissolution Statutes, the disposition of redevelopment parcels and property interests may be governed by a Long Range Property Management Plan (LRPMP). The Successor Agency to the former Redevelopment Agency is required to prepare and adopt such a plan, which then must be approved by the Oversight Board and the State Department of Finance (DOF). A companion item on the Oversight Board agenda for May 12, 2016 provides for the approval of the LRPMP. The resolutions that accompany this staff report provide an alternative approach to accomplish the same actions that are recommended in the LRPMP. Both this report and the LRPMP are consistent with statutory authority that provide that governmental use parcels owned by the successor agency may be transferred from the Successor Agency to the City for retention and continued use for governmental
purposes. This item will implement the statutes and the LRPMP by approving grant deeds and agreements that transfer the property interests to the City.

**ANALYSIS**
There are five properties to be transferred with the approval of the oversight board and DOF as follows:

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>APN</th>
<th>LOCATION</th>
<th>CURRENT USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Library Parking Lot</td>
<td>053-137-010</td>
<td>1012 Main Street</td>
<td>Public parking</td>
</tr>
<tr>
<td>Culvert Parcels</td>
<td>053-147-040 and 053-182-030</td>
<td>Intersection of Lathrop, Maple and Elm</td>
<td>Access for culvert operations and maintenance; temporary parking; temporary open space</td>
</tr>
<tr>
<td>Courthouse Square Easement</td>
<td>052-367-010</td>
<td>2200 Broadway</td>
<td>Public plaza; kiosk concessions</td>
</tr>
<tr>
<td>Jefferson Avenue / U.S. Post Office Paseo lease</td>
<td>053-131-190</td>
<td>855 Jefferson Avenue</td>
<td>Public pedestrian access; outdoor dining</td>
</tr>
</tbody>
</table>

Although all of the properties fall within the category of governmental use, the Successor Agency’s interests in the properties vary. Three of the properties are owned in fee, and two of the properties are lesser property interests consisting of easement or leasehold rights. The method for conveyance of the properties from the successor agency to the city for continued long term public ownership and use would therefore differ for each property interest. For the fee parcels (Culvert Parcels, and Library Parking Parcel) the conveyance will occur by grant deed. For the Courthouse Square easement, the prior assignment from the City to the Redevelopment Agency will be rescinded pursuant to a rescission agreement. For the Jefferson Paseo property that is leased from the U.S. Postal Service, the lease will be assigned to the City through an assignment agreement.

**NEXT STEPS**
Subsequent to the Oversight Board approval of the resolutions, staff will submit the resolutions for state DOF approval as required by the dissolution statutes. Following DOF approval, the grant deeds and agreements will be executed, and if applicable, recorded, to complete the transfer of the property interests to the City. The Successor Agency will no longer have responsibility for the maintenance of the parcels and the Oversight Board will have completed its obligation to oversee the disposition of the Successor Agency’s property interests.

**ATTACHMENTS**
1. Resolution approving Grant Deed for the Library Parking Parcel
2. Resolution Approving Grant Deed for the Culvert Maintenance Parcels
3. Resolution Approving Courthouse Rescission of Assignment Agreement
4. Resolution Approving Jefferson Paseo Assignment and Assumption of Lease Agreement
RESOLUTION NO. OB-____

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDWOOD CITY REDEVELOPMENT AGENCY APPROVING THE CONVEYANCE OF THE LIBRARY PARKING LOT TO THE CITY OF REDWOOD CITY

WHEREAS, under AB X1 26, enacted by the California State Legislature and signed by the Governor as part of the 2011-2012 State budget, a new Part 1.85 was added to Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 et seq., as may be amended, the “Dissolution Act”) and, in accordance therewith, all redevelopment agencies in the State of California, including the Redwood City Redevelopment Agency (“Redevelopment Agency”), were dissolved as of February 1, 2012; and

WHEREAS, in compliance with the Dissolution Act, the City of Redwood City (“City”) determined it would serve as the Successor Agency to the Redwood City Redevelopment Agency (“Successor Agency”) effective February 1, 2012; and

WHEREAS, the Oversight Board of the Successor Agency to the Redwood City Redevelopment Agency (“Oversight Board”) has been established pursuant to Section 34179 of the Dissolution Act to oversee the Successor Agency’s actions in winding down the affairs of the Redevelopment Agency in accordance with the Dissolution Act; and

WHEREAS, pursuant to Health and Safety Code Section 34181(a) and 34181(f), the Oversight Board is required to direct the Successor Agency to dispose of the property of the former redevelopment agency; provided however, the Oversight Board may direct the Successor Agency to transfer ownership of assets that were constructed and used for governmental purposes to the City; and

WHEREAS, the property located in the City at 1012 Main Street, designated as San Mateo County Assessor’s Parcel No. 054-137-010 and more particularly described in Exhibit A attached hereto (the “Library Parking Lot”) was acquired for, and has continuously been used as, a public parking lot serving the Redwood City Public Library; and

WHEREAS, the revenue generated by the Library Parking Lot is less than the cost of its operation and maintenance, and therefore, the Library Parking Lot qualifies as a parking lot that is “dedicated solely to public parking” as defined in Health and Safety Code Section 34181(a) (2), and is eligible to be transferred to the City as a “governmental purpose” asset; and
WHEREAS, following publication of the notice required by law, the Oversight Board held a public meeting on May 12, 2016 to consider the conveyance of the Library Parking Lot to the City.

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

Section 1. The recitals set forth above are true and correct and incorporated herein.

Section 2. The Oversight Board hereby finds and determines that the Library Parking Lot qualifies as a parking lot dedicated solely to public parking pursuant to Health and Safety Code Section 34181(a) (2) and qualifies as governmental purpose property eligible for transfer to the City pursuant to Health and Safety Code Section 34181(a).

Section 3. The Oversight Board hereby approves the conveyance of the Library Parking Lot to the City pursuant to Health and Safety Code Section 34181(a).

Section 4. The Oversight Board hereby approves the Grant Deed attached hereto as Exhibit A and incorporated herein by this reference (the “Grant Deed”).

Section 5. The Oversight Board hereby authorizes and directs the Successor Agency to submit this Resolution to the Department of Finance for approval.

Section 6. Upon approval of this Resolution by the Department of Finance, the Oversight Board hereby authorizes and directs the Successor Agency to undertake such actions and to execute such instruments as may be necessary to implement the intent of this Resolution, including without limitation, the execution, delivery and recordation of the Grant Deed and such other instruments as may be necessary to convey the Library Parking Lot to the City.

*   *   *

*   *   *

*   *   *

*   *   *

*   *   *
GRANT DEED

(Library Parking Lot)

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Successor Agency to the Redwood City Redevelopment Agency, a public body, corporate and politic (the “Grantor” or “Successor Agency”) hereby grants to the City of Redwood City, a charter city and municipal corporation (the “Grantee” or “City”), the real property (the “Property”) located in the City of Redwood City at 1012 Main Street, known as the “Library Parking Lot,” designated as San Mateo County Assessor’s Parcel No. 054-137-010, and more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

1. The Property was previously conveyed by the former Redwood City Redevelopment Agency, a public body, corporate and politic (the “Redevelopment Agency”) to City by grant deed dated March 8, 2011 and recorded in the Official Records of San Mateo County on March 9, 2011 as Instrument No. 2011-028357 (the “Prior Conveyance Grant Deed”).

2. Pursuant to Assembly Bill x1 26 (Chapter 5, Statutes of 2011-12 First Ex. Session), enacted in late June 2011, as amended by Assembly Bill 1484 (Chapter 26, Statutes of 2012), enacted on June 27, 2012, and as further amended by Senate Bill 107 (Chapter 325, Statutes of 2015) enacted on September 22, 2015 (collectively, the “Redevelopment Dissolution Act”), the Redevelopment Agency was dissolved as of February 1, 2012, and the Successor Agency succeeded to the interests of the Redevelopment Agency. California Health and Safety Code Section 34167.5 retroactively invalidated transfers of assets from redevelopment agencies to their sponsoring jurisdictions occurring after January 1, 2011, and directed the State Controller to order assets that were not committed to a third party to be returned to the former redevelopment agency or to the successor agency, if established. Consistent with the foregoing, on November 19, 2012, the City Council of the City of Redwood City adopted Resolution No. 15230, and the governing board of the Successor Agency adopted Resolution No. SA 12-12, each acknowledging the invalidation of the Prior Conveyance and authorizing the execution, delivery and recordation of such instruments as necessary to effectuate the return of the Property from the City to the Successor Agency. The Property was
returned to the Successor Agency pursuant to a Grant Deed dated as of November 27, 2012, executed by City as grantor, and recorded in the Official Records of San Mateo County on November 28, 2012 as Instrument No. 2012-177008 (the “City-Successor Agency Grant Deed”).

3. The Property qualifies as a parking lot that is “dedicated solely to public parking” as defined in Health and Safety Code Section 34181(a), and therefore is eligible for transfer to the City as a “governmental purpose” asset. In accordance with Health and Safety Code Sections 34181(a) and 34181(f), the Oversight Board to the Successor Agency and the State of California Department of Finance (“DOF”) have approved the conveyance of the Property to the City for transfer to the City as a “governmental purpose” asset. This Grant Deed has been prepared and executed to implement such approvals.

4. The Property is conveyed to City subject to all matters of record; provided however, Grantor (as successor in interest to the Redevelopment Agency) and Grantee hereby mutually agree that the covenants set forth in Paragraphs 1, 2, and 5 of the Prior Conveyance Grant Deed and in Paragraphs 1, 2, and 5 of the City-Successor Agency Grant Deed pertaining to conformity to the Redevelopment Plan, are hereby terminated.

SIGNATURES ON FOLLOWING PAGE.
IN WITNESS WHEREOF, Grantor and Grantee have each caused this instrument to be executed on its behalf by its respective duly authorized officer as of ________________, 2016.

GRANTOR:

SUCCESSOR AGENCY TO THE REDWOOD CITY REDEVELOPMENT AGENCY, a public body, corporate and politic

By: _____________________________________
Melissa Stevenson Diaz, Executive Director

ATTEST:

_________________________________________, Successor Agency Secretary

APPROVED AS TO FORM:

_________________________________________, Successor Agency Counsel

GRANTEE:

CITY OF REDWOOD CITY, a charter city and municipal corporation

By: _____________________________________
John Seybert, Mayor

ATTEST:

By: _____________________________________
Silvia Vonderlinden, City Clerk

APPROVED AS TO FORM:

By: _____________________________________
Michelle Marchetta Kenyon, Acting City Attorney
ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
)  
) ss  
County of San Mateo  
)

On ______________2016, before me,___________________________________________,  
(Name of Notary)

notary public, personally appeared ______________________________________________  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

______________________________  
(Notary Signature)
ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
) ss
County of San Mateo )

On _______________2016, before me,___________________________________________, (Name of Notary)

notary public, personally appeared ______________________________________________
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

______________________________ (Notary Signature)
Exhibit A

LEGAL DESCRIPTION OF PROPERTY

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF REDWOOD CITY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, BEING:

Library Parking Legal Description APN- 053-137-010

All that Certain real property located at 1012 Main Street, Redwood City, San Mateo County, California, more particularly described as follows:

The Northerly 40.00 feet of Lot 44 and all of the Lot 45 of Main Street Lots as shown on that certain map entitled “Town of Mezesville, situate upon the Redwood Embarcadero Creek, Rancho de Las Pulgas, San Francisco County, Cal, with adjacent Villa lots”, which map was filed in the office of the County Recorder, San Mateo County, on August 1, 1856 in Volume 1 of Maps at page 789.

Assessor’s Parcel No. 054-137-010
CERTIFICATE OF ACCEPTANCE
(California Government Code §27281)

This is to certify that the interest in real property conveyed by the Grant Deed dated _____________, 2016, from the Successor Agency to the Redwood City Redevelopment Agency (“Successor Agency”) to the City of Redwood City, a charter city and municipal corporation (“City”), is hereby accepted on behalf of the City by the undersigned officer pursuant to authority conferred by City Council Resolution No. ______, adopted on ______________, 2016, and that the City consents to recordation of the Grant Deed in the Official Records of San Mateo County.

Dated: __________________, 2016

CITY OF REDWOOD CITY, a charter city and municipal corporation

By: _______________________________
    John Seybert, Mayor

ATTEST:

By: _______________________________
    Silvia Vonderlinden, City Clerk

APPROVED AS TO FORM:

By: _______________________________
    Michelle Marchetta Kenyon, Acting City Attorney
RESOLUTION NO. OB-____

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDWOOD CITY REDEVELOPMENT AGENCY APPROVING THE CONVEYANCE OF THE CULVERT PARCELS TO THE CITY OF REDWOOD CITY

WHEREAS, under AB X1 26, enacted by the California State Legislature and signed by the Governor as part of the 2011-2012 State budget, a new Part 1.85 was added to Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 et seq., as may be amended, the “Dissolution Act”) and, in accordance therewith, all redevelopment agencies in the State of California, including the Redwood City Redevelopment Agency (“Redevelopment Agency”), were dissolved as of February 1, 2012; and

WHEREAS, in compliance with the Dissolution Act, the City of Redwood City (“City”) determined it would serve as the Successor Agency to the Redwood City Redevelopment Agency (“Successor Agency”) effective February 1, 2012; and

WHEREAS, the Oversight Board of the Successor Agency to the Redwood City Redevelopment Agency (“Oversight Board”) has been established pursuant to Section 34179 of the Dissolution Act to oversee the Successor Agency’s actions in winding down the affairs of the Redevelopment Agency in accordance with the Dissolution Act; and

WHEREAS, pursuant to Health and Safety Code Section 34181(a) and 34181(f), the Oversight Board is required to direct the Successor Agency to dispose of the property of the former redevelopment agency; provided however, the Oversight Board may direct the Successor Agency to transfer ownership of assets that were constructed and used for governmental purposes to the City; and

WHEREAS, the property located in the City at the intersection of Lathrop, Maple and Elm Streets, designated as San Mateo County Assessor’s Parcel Nos. 053-147-040 and 053-182-030, and more particularly described in Exhibit A attached hereto (the “Culvert Parcels”) was acquired for the purposes of construction and maintenance of a creek culvert, has been maintained in public ownership to facilitate operation of, access to, and maintenance of the culvert, subject to revocable license agreements permitting its temporary use for parking and open space; and

WHEREAS, following publication of the notice required by law, the Oversight Board held a public meeting on May 12, 2016 to consider the conveyance of the Culvert Parcels to the City.
NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDWOOD CITY REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The recitals set forth above are true and correct and incorporated herein.

Section 2. The Oversight Board hereby finds and determines that the Culvert Parcels qualify as governmental purpose property eligible for transfer to the City pursuant to Health and Safety Code Section 34181(a).

Section 3. The Oversight Board hereby approves the conveyance of the Culvert Parcels to the City pursuant to Health and Safety Code Section 34181(a).

Section 4. The Oversight Board hereby approves the Grant Deed attached hereto as Exhibit A and incorporated herein by this reference (the “Grant Deed”).

Section 5. The Oversight Board hereby authorizes and directs the Successor Agency to submit this Resolution to the Department of Finance for approval.

Section 6. Upon approval of this Resolution by the Department of Finance, the Oversight Board hereby authorizes and directs the Successor Agency to undertake such actions and to execute such instruments as may be necessary to implement the intent of this Resolution, including without limitation, the execution, delivery and recordation of the Grant Deed and such other instruments as may be necessary to convey the Culvert Parcels to the City.

* * *
For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Successor Agency to the Redwood City Redevelopment Agency, a public body, corporate and politic (the “Grantor” or “Successor Agency”), hereby grants to the City of Redwood City, a charter city and municipal corporation (the “Grantee” or “City”), the real property (the “Property”) located in the City of Redwood City adjacent to the Redwood Creek culvert at Lathrop, Elm and Maple Streets, designated as San Mateo County Assessor’s Parcel Nos. 053-147-040 and 053-182-030, and more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

1. The Property was previously conveyed by the former Redwood City Redevelopment Agency, a public body, corporate and politic (the “Redevelopment Agency”) to City by grant deed dated March 8, 2011 and recorded in the Official Records of San Mateo County (“Official Records”) on March 9, 2011 as Instrument No. 2011-028362 and by grant deed dated March 8, 2011 and recorded in the Official Records on March 9, 2011 as Instrument No. 2011-028361 (collectively, the “Prior Conveyance Grant Deeds”).

2. Pursuant to Assembly Bill x1 26 (Chapter 5, Statutes of 2011-12 First Ex. Session), enacted in late June 2011, as amended by Assembly Bill 1484 (Chapter 26, Statutes of 2012), enacted on June 27, 2012, and as further amended by Senate Bill 107 (Chapter 325, Statutes of 2015) enacted on September 22, 2015 (collectively, the “Redevelopment Dissolution Act”), the Redevelopment Agency was dissolved as of February 1, 2012, and the Successor Agency succeeded to the interests of the Redevelopment Agency. California Health and Safety Code Section 34167.5 retroactively invalidated transfers of assets from redevelopment agencies to their sponsoring jurisdictions occurring after January 1, 2011, and directed the State Controller to order assets that were not committed to a third party to be returned to the former redevelopment agency or to the successor agency, if established. Consistent with the foregoing, on November 19, 2012, the City Council of the City of Redwood City adopted Resolution No. 15230, and the governing board of the Successor Agency adopted Resolution No. SA 12-12, each acknowledging the invalidation of the Prior Conveyance and
authorizing the execution, delivery and recordation of such instruments as necessary to effectuate the return of the Property from the City to the Successor Agency. The Property was returned to the Successor Agency pursuant to a grant deed dated as of November 20, 2012, executed by City as grantor, and recorded in the Official Records on November 20, 2012 as Instrument No. 2012-173259 and a grant deed dated as of November 20, 2012, executed by City as grantor, and recorded in the Official Records on November 20, 2012 as Instrument No. 2012-173258 (collectively, the “City-Successor Agency Grant Deeds”).

3. The Property qualifies as a “governmental purpose” asset as defined in Health and Safety Code Section 34181(a), and therefore is eligible for transfer to the City. In accordance with Health and Safety Code Sections 34181(a) and 34181(f), the Oversight Board to the Successor Agency and the State of California Department of Finance (“DOF”) have approved the conveyance of the Property to the City for transfer to the City as a “governmental purpose” asset. This Grant Deed has been prepared and executed to implement such approvals.

4. The Property is conveyed to City subject to all matters of record; provided however, Grantor (as successor in interest to the Redevelopment Agency) and Grantee hereby mutually agree that the covenants set forth in Paragraphs 1, 2, and 5 of the Prior Conveyance Grant Deeds and in Paragraphs 1, 2, and 5 of the City-Successor Agency Grant Deeds pertaining to conformity to the Redevelopment Plan, are hereby terminated.

SIGNATURES ON FOLLOWING PAGE.
IN WITNESS WHEREOF, Grantor and Grantee have each caused this instrument to be executed on its behalf by its respective duly authorized officer as of ________________, 2016.

GRANTOR:

SUCCESSOR AGENCY TO THE REDWOOD CITY REDEVELOPMENT AGENCY, a public body, corporate and politic

By: ____________________________
    Melissa Stevenson Diaz, Executive Director

ATTEST:

____________________________________, Successor Agency Secretary

APPROVED AS TO FORM:

____________________________________, Successor Agency Counsel

GRANTEE:

CITY OF REDWOOD CITY, a charter city and municipal corporation

By: ____________________________
    John Seybert, Mayor

ATTEST:

By: ____________________________
    Silvia Vonderlinden, City Clerk

APPROVED AS TO FORM:

By: ____________________________
    Michelle Marchetta Kenyon, Acting City Attorney
ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California    )
                     ) ss
County of San Mateo  )

On __________________2016, before me,___________________________________________,
(Name of Notary)

notary public, personally appeared ______________________________________________
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

______________________________
(Notary Signature)
ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  )
                  ) ss
County of San Mateo  )

On _____________2016, before me,___________________________________________,
                                    (Name of Notary)

notary public, personally appeared _____________________________________________
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

___________________________________________
                                    (Notary Signature)
EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

All that certain real property situate in the City of Redwood City, County of San Mateo, State of California, being a portion of that certain Grant Deed filed for record on March 24, 1993 as documents number 93046356 of Official records in the Office of the Recorder for the County of San Mateo and being a portion of Maple Street (60 feet wide) as shown on that certain final map entitled “ONE MAPLE STREET SUBDIVISION” filed for record on June 21, 2000 in Volume 130 of maps at pages 54 through 56, inclusive, in the Office of the Recorder for the County of San Mateo and being a portion of Lathrop Street as shown on that certain map entitled “HANCOCK’S ADDITION TO REDWOOD CITY”, filed for record on February 21, 1862 in Book “E” of Maps at page 43, and copied into Book 1 of Maps at page 80 in the Office of the Recorder for the County of San Mateo, State of California being more particularly described as follows:

Beginning at the intersection of the centerline of Franklin Street as shown on said final map entitled “ONE MAPLE STREET SUBDIVISION” with centerline of said Maple Street; thence along said centerline of Maple Street, North 08° 46’ 11” East, a distance of 57.60 feet to the intersection of the said centerline of Maple Street with the centerline of said Lathrop Street; thence along said centerline of Lathrop Street, South 26° 19’ 10” East, a distance of 259.51 feet; thence leaving said centerline, South 63° 40’ 50” West, a distance of 30.00 feet to a point on the Southwesterly right-of-way of said Lathrop Street; thence leaving said right-of-way of Lathrop street, South 51° 04’ 23” East, a distance of 105.29 feet; thence North 49° 36’ 46” West, a distance of 37.15 feet to a point on the Easterly right-of-way of said Maple Street; thence leaving said right-of-way, North 67° 32’ 37” West, a distance of 30.00 feet to a point on said centerline of Maple Street; thence along said centerline of Maple Street, North 22° 27’ 23” East, a distance of 29.62 feet; thence continuing along said centerline of Maple Street, North 08° 46’ 11” East, a distance of 194.51 feet to the POINT OF BEGINNING.

A.P. No.: 053-182-030

AND

All that certain real property situate in the City of Redwood City, County of San Mateo, State of California, being a portion of Parcel 2 of that certain Grant Deed filed for record on July 3, 1995 as Document No. 95067262 of Official Records, in the office of the Recorder for the County of San Mateo and being a portion of Lathrop Street as shown on that certain map entitled “HANCOCK’S ADDITION TO REDWOOD CITY” filed for record on February 21, 1862 in Book “E” of Maps at page 43, and copied into Book 1 of Maps at page 80 in the Office of the Recorder for the County of San Mateo, State of California and being more particularly described as follows:

Beginning at the intersection of the centerline of Franklin Street as shown on said final map entitled “ONE MAPLE STREET SUBDIVISION”, with centerline of said Maple Street; thence
along centerline of Maple Street, North 08˚ 46΄ 11" East, a distance of 57.60 feet to the intersection of the said centerline of Maple Street with the centerline of said Lathrop Street; thence along the said centerline of Lathrop Street, South 26˚ 19΄ 10" East, a distance of 99.64 feet to the True Point of Beginning; thence leaving said centerline, North 63˚ 02΄ 14" East, a distance of 30.00 feet to a point on the Northeasterly right-of-way line of said Lathrop Street same point being the Westerly corner of said Parcel 2; thence along the Northwesterly boundary line of said Parcel 2 being 121.10 feet Northwesterly and parallel with the Northwesterly right-of-way line of Elm Street (60 feet wide) as shown on said map entitled “HANCOCK’S ADDITION TO REDWOOD CITY”, North 63˚ 02΄ 14" East, a distance of 44.16 feet; thence leaving said Northwesterly boundary line, South 20˚ 12΄ 53" East, a distance of 26.86 feet; thence South 15˚ 49΄ 36" East, a distance of 17.18 feet; thence South 02˚ 49΄ 09" West, a distance of 33.11 feet; thence South 16˚ 55΄ 45" West, a distance of 20.02 feet; thence South 19˚ 38΄, 06" West, a distance of 11.59 feet to the Southwesterly boundary line of said Parcel 2 common with said Northeasternly right-of-way of Lathrop Street; thence along said common line, South 26˚ 19΄ 10" East, a distance of 26.45 feet; to the intersection of said Northeasternly right-of-way Lathrop Street with said Northwesterly right of way of Elm Street; thence continuing South 26˚ 19΄ 10" East, a distance of 30.00 feet to the centerline of said Elm Street; thence along said centerline of Elm Street, South 63˚ 02΄ 14" West, a distance of 30.00 feet to the intersection of said centerline of Lathrop Street with said centerline of Elm Street; thence along said centerline of Lathrop Street North 26˚ 19΄ 10" West, a distance of 151.11 feet to the True Point of Beginning.

PTN OF A.P. NO.: 053-147-040
CERTIFICATE OF ACCEPTANCE  
(California Government Code §27281)

This is to certify that the interest in real property conveyed by the Grant Deed dated ______________, 2016, from the Successor Agency to the Redwood City Redevelopment Agency (“Successor Agency”) to the City of Redwood City, a charter city and municipal corporation (“City”), is hereby accepted on behalf of the City by the undersigned officer pursuant to authority conferred by City Council Resolution No. _______, adopted on ______________, 2016, and that the City consents to recordation of the Grant Deed in the Official Records of San Mateo County.

Dated: ________________, 2016

CITY OF REDWOOD CITY, a charter city and municipal corporation

By: __________________________________________

Jonh Seybert, Mayor

ATTEST:

By: __________________________________________

Silvia Vonderlinden, City Clerk

APPROVED AS TO FORM:

By: __________________________________________

Michelle Marchetta Kenyon, Acting City Attorney
RESOLUTION NO. OB-___

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDWOOD CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A RESCISSION OF PARTIAL ASSIGNMENT AGREEMENT AND ACKNOWLEDGING AND APPROVING THE REVERSION OF THE SUCCESSOR AGENCY’S EASEMENT INTERESTS IN THE COURTHOUSE SQUARE TO THE CITY OF REDWOOD CITY

WHEREAS, under AB X1 26, enacted by the California State Legislature and signed by the Governor as part of the 2011-2012 State budget, a new Part 1.85 was added to Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 et seq., as may be amended, the “Dissolution Act”) and, in accordance therewith, all redevelopment agencies in the State of California, including the Redwood City Redevelopment Agency (“Redevelopment Agency”), were dissolved as of February 1, 2012; and

WHEREAS, in compliance with the Dissolution Act, the City of Redwood City (“City”) determined it would serve as the Successor Agency to the Redwood City Redevelopment Agency (“Successor Agency”) effective February 1, 2012; and

WHEREAS, the Oversight Board of the Successor Agency to the Redwood City Redevelopment Agency (“Oversight Board”) has been established pursuant to Section 34179 of the Dissolution Act to oversee the Successor Agency’s actions in winding down the affairs of the Redevelopment Agency in accordance with the Dissolution Act; and

WHEREAS, pursuant to Health and Safety Code Section 34181(a) and 34181(f), the Oversight Board is required to direct the Successor Agency to dispose of the property of the former redevelopment agency; provided however, the Oversight Board may direct the Successor Agency to transfer ownership of assets that were constructed and used for governmental purposes to the City; and

WHEREAS, the property located in the City at 2200 Broadway, designated as San Mateo County Assessor's Parcel No. 052-367-010, and more particularly described in Exhibit A attached hereto (the “Courthouse Square”) is owned by the County of San Mateo (the “County”); and

WHEREAS, pursuant to a Cooperative Agreement executed by and between the City and the County in 2005 (the “Cooperative Agreement”), the County granted to the
City an exclusive easement to construct and maintain the Courthouse Square solely for use as a public plaza that would be open and available for public use as a community gathering area for all residents of the County; and

WHEREAS, the Cooperative Agreement permits the City to enter into licenses with vendors and activity sponsors to further the use of the Courthouse Square as a community gathering place; and

WHEREAS, pursuant to a Partial Assignment and Assumption Agreement of Cooperative Agreement Between the County of San Mateo and the City of Redwood City (the “Partial Assignment Agreement”) dated as of June 26, 2007, and executed by and between the City and the Redevelopment Agency, the City assigned to the Redevelopment Agency the City’s easement interest in the Concession Spaces located within the Courthouse Square and described in Exhibit A attached hereto (the “Concession Areas”); and

WHEREAS, the Successor Agency's obligations associated with the Concession Areas exceed the revenue generated by the existing agreements pertaining to the Concession Areas; and

WHEREAS, the City’s assumption of responsibility for the Concession Areas is in the best interests of the taxing entities because it reduces the obligations of the Successor Agency; and

WHEREAS, the rescission of the Partial Assignment Agreement enables the City to preserve the Courthouse Square for public use as required by the Cooperative Agreement; and

WHEREAS, following publication of the notice required by law, the Oversight Board held a public meeting on May 12, 2016 to consider the execution of a Rescission Agreement that formally acknowledges the termination of the Partial Assignment Agreement and affirms that the Successor Agency’s interests in the Concession Areas will revert to the City.

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

Section 1. The recitals set forth above are true and correct and incorporated herein.
Section 2. The Oversight Board hereby finds and determines that the easement interest in the Concession Areas held by the Successor Agency qualifies as a governmental purpose asset eligible for transfer to the City pursuant to Health and Safety Code Section 34181(a).

Section 3. The Oversight Board hereby finds and determines that the rescission of the Partial Assignment Agreement benefits the taxing entities by reducing the obligations of the Successor Agency associated with the Concession Areas.

Section 4. The Oversight Board hereby approves the Rescission of Partial Assignment Agreement attached hereto as Exhibit A and incorporated herein by this reference (the “Rescission Agreement”).

Section 5. The Oversight Board hereby authorizes and directs the Successor Agency to submit this Resolution to the Department of Finance for approval.

Section 6. Upon approval of this Resolution by the Department of Finance, the Oversight Board hereby authorizes and directs the Successor Agency to undertake such actions and to execute such instruments as may be necessary to implement the intent of this Resolution, including without limitation, the execution and delivery of the Rescission Agreement.

* * *
RESCISSION OF PARTIAL ASSIGNMENT AGREEMENT  
(Courthouse Square)

THIS RESCISSION OF PARTIAL ASSIGNMENT AGREEMENT (this “Agreement”) is executed as of ____________, 2016 (“Effective Date”) by and between the City of Redwood City, a charter city and municipal corporation (“City”) and the Successor Agency to the Redwood City Redevelopment Agency, a public body, corporate and politic (“Successor Agency”). The City and the Successor Agency are collectively referred to herein as the “Parties.”

WHEREAS, pursuant to that certain Cooperative Agreement dated as of May 3, 2005, executed by and between the City and the County of San Mateo, a political subdivision of the State of California (“County”), and recorded in the Official Records of San Mateo County on May 23, 2005 as Instrument No. 2005-083802 (as subsequently amended by an unrecorded First Amendment dated August 24, 2006, the “Cooperative Agreement”), the County has granted to the City an exclusive easement to construct certain improvements known as the “Courthouse Square Project” as more particularly described in the Cooperative Agreement, on the property located within the City in the area bounded by Broadway, Hamilton, Marshall and Middlefield Streets, known as the “Courthouse Block,” and more particularly described in Exhibit A attached hereto and incorporated herein by reference (the “Courthouse Block”); and

WHEREAS, the Cooperative Agreement provides that the Courthouse Block, including the reconstructed historic Courthouse and the open plaza known as the “Courthouse Square” must be preserved as a unique community asset and gathering place for the benefit of all residents of the County; and

WHEREAS, the Cooperative Agreement provides that the Courthouse Square shall be used solely as a public plaza; and

WHEREAS, pursuant to the Cooperative Agreement, the County granted to the City an exclusive easement to operate, maintain and use the Courthouse Square as an open plaza available for public use and community gathering for all of the residents of the County; and

WHEREAS, the Cooperative Agreement permits the City to enter into licenses with vendors and activity sponsors to further the use of the Courthouse Square as a community gathering place; and

WHEREAS, pursuant to that certain unrecorded Partial Assignment and Assumption Agreement of Cooperative Agreement Between the County of San Mateo and the City of Redwood City (the “Partial Assignment Agreement”) dated as of June 26, 2007, and executed by and between the City and the Redwood City Redevelopment Agency (the “Redevelopment Agency”), the City assigned to the Redevelopment Agency the City’s easement interest in the Concession Spaces described in Exhibit B attached hereto and incorporated herein (the “Concession Areas”); and
WHEREAS, pursuant to Resolution Nos. 15141 and 15164, adopted by the City Council of the City of Redwood City on August 22, 2011 and January 23, 2012 respectively, the City agreed to serve as the Successor Agency to the Redevelopment Agency commencing upon dissolution of the Redevelopment Agency on February 1, 2012 pursuant to Assembly Bill x1 26; and

WHEREAS, the Successor Agency is obligated to carry out the obligations of the former Redevelopment Agency, unwind the affairs of the former Redevelopment Agency, and dispose of its real property assets; and

WHEREAS, the Successor Agency’s obligations associated with the Concession Areas exceed the revenue generated by the existing agreements pertaining to the use of the Concession Areas; and

WHEREAS, the Oversight Board to the Successor Agency (“Oversight Board”) has determined that the termination of the Partial Assignment Agreement would reduce the obligations of the Successor Agency and therefore would be in the best interests of the taxing entities that share in the property tax revenue generated by the property located within the project area managed by the former Redevelopment Agency; and

WHEREAS, the City has determined that termination of the Partial Assignment Agreement will enable the City to more effectively manage the Courthouse Block and preserve it for public purposes consistent with the Cooperative Agreement.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. As of the Effective Date of this Agreement, the Partial Assignment Agreement is hereby rescinded and is of no further force or effect. As a result of such rescission, the City shall assume the rights and obligations of the Successor Agency pertaining to the Concession Areas, including without limitation, all rights and obligations of the Successor Agency with respect to lease and license agreements pertaining to the Concession Areas, and the Successor Agency shall be relieved of all such rights and obligations.

2. This Agreement constitutes the entire agreement of the Parties with respect to the rescission of the Partial Assignment Agreement and the City’s assumption of the Successor Agency’s rights and obligations pertaining to the Concession Areas. This Agreement may be amended only by a written instrument executed by the Parties.

3. The Parties each agree to execute such further instruments and to take such further actions as may be necessary to implement the intent of this Agreement.

4. This Agreement may be executed in counterparts, each of which shall be an original and all of which taken together shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]
IN WITNESS WHEREOF, the Parties have executed this Rescission of Partial Assignment Agreement as of the date first written above.

CITY:

CITY OF REDWOOD CITY, a municipal corporation

By: ______________________________
    John Seybert, Mayor

ATTEST:

By:     _____________________________
        Silvia Vonderlinden, City Clerk

APPROVED AS TO FORM:

By: _____________________________
    Michelle Marchetta Kenyon, Acting City Attorney

SUCCESSOR AGENCY:

SUCCESSOR AGENCY TO THE REDWOOD CITY REDEVELOPMENT AGENCY, a public body, corporate and politic

By: ______________________________
    Melissa Stevenson Diaz, Executive Director

ATTEST:

By:     _____________________________
        Agency Secretary

APPROVED AS TO FORM:

By:     _____________________________
        Agency Counsel
ACKNOWLEDGEMENT AND CONSENT

The County of San Mateo, a political subdivision of the State of California, hereby acknowledges and consents to the rescission described in the attached Rescission of Partial Assignment Agreement.

COUNTY OF SAN MATEO, a political subdivision of the State of California,

By: _______________________________

Print Name:___________________________

Title:______________________________
Exhibit A

LEGAL DESCRIPTION
OF COURT HOUSE BLOCK

All that certain real property situated in the City of Redwood City, County of San Mateo, State of California, described as follows:

All of Block 3, Range “B” as designated on the map entitled “Town of Mezesville”, which map was filed in the Office of the Recorder of the County of San Mateo, State of California, on August 1, 1856, in Book 1 of Maps at Page 79.

APN: 052-367-010
Exhibit “B”

Legal Description
Lease Area 1A and License Area 1A

Real property situate in the City of Redwood City, County of San Mateo, State of California, described as follows:

Being a portion of Block 3, Range B as shown on that certain map entitled “Map of Ranges of the Town of Menloville” filed in Volume 1 of Maps at Page 79 of Official Records of San Mateo, more particularly described as follows:

Lease Area 1A

Commencing at a point on the northerly line of the right-of-way of Broadway Street, from which the intersection of the said northerly line with the westerly line of the right-of-way of Middlefield Road bears easterly along the last said northerly line 2.89 feet; Thence from said Point of Commencement, northerly at a right angle to the last said northerly line of the right-of-way of Broadway Street 10.26 feet. Thence westerly at a right angle and parallel to the last said northerly line, 10.79 feet to the Point of Beginning; Thence from said Point of Beginning, northerly at a right angle to the last said northerly line of the right-of-way of Broadway Street 13.29 feet; Thence westerly at a right angle and parallel to the last said northerly line, 14.42 feet. Thence southerly at a right angle 13.29 feet; Thence easterly at a right angle and parallel to the last said northerly line of the right-of-way of Broadway Street 14.42 feet to the Point of Beginning.

Containing 191.6 square feet, more or less.

License Area 1A

Beginning at a point on the northerly line of the right-of-way of Broadway Street, from which the intersection of the said northerly line with the westerly line of the right-of-way of Middlefield Road bears easterly along the last said northerly line 2.89 feet; Thence from said Point of Beginning, northerly at a right angle to the last said northerly line of the right-of-way of Broadway Street 41.72 feet; Thence westerly at a right angle and parallel to the last said northerly line, 36.00 feet; Thence southerly at a right angle 43.17 feet; Thence easterly at a right angle and parallel to the last said northerly line of the right-of-way of Broadway Street 36.00 feet; Thence northerly at a right angle 1.45 feet to the Point of Beginning.

Excepting therefrom the hereinbefore described Lease Area 1A.

Containing 1,162.5 square feet, more or less.

End of Description

A plat, Exhibit “B” to accompany this description is herein made a part of this description.

This description was made by me or under my direction in conformance with the land Surveyors Act.

\[Signature\]
David L. Adams  P.L.S. No. 7587
License Expires:  12/31/07
For Luk & Associates, Inc.

Page 1 of 2
EXISTING RIGHT-OF-WAY LINE
SUBJECT LEASE LINE
ADJOINING LICENSE LINE
POINT OF BEGINNING
POINT OF COMMENCEMENT
LEASE AREA

BROADWAY STREET

LEGEND

SAN MATEO COUNTY
HISTORY MUSEUM
A.F.N. 050-367-010
BLOCK 3, RANGE B
MAP OF MIZESVILLE
VOL. 1 MAPS PG 79

NORTHERLY RIGHT-OF-WAY
OF BROADWAY STREET

P.O.B. - LEASE AREA

36.00' W

LICENSE AREA 1A

14.42' N

P.O.B. - LICENSE AREA

36.00' E

P.O.B. - LICENSE AREA

36.00' W

LEASE AREA

36.00' E

LICENSE AREA

6.00' S

LEASE AREA

2.69' E

HISTORY MUSEUM
A.F.N. 050-367-010
BLOCK 3, RANGE B
MAP OF MIZESVILLE
VOL. 1 MAPS PG 79

Prepared By
Luk and Associates
Civil Engineers - Land Planners
Land Surveyors
738 Alfred Nobel Drive
Hercules, California 94547

EXHIBIT "B" - 1A LEASE
AREA & LICENSE AREA
PLAT TO ACCOMPANY LEGAL DESCRIPTION
REDWOOD CITY - SAN MATEO COUNTY - CALIFORNIA
MAY 30, 2007 SCALE: 1" = 20'
PAGE 2 OF 2 PAGES.
Exhibit "B"

Legal Description
Lease Area 1B and License Area 1B

Real property situate in the City of Redwood City, County of San Mateo, State of California, described as follows:

Being a portion of Block 3, Range B as shown on that certain map entitled "Map of Ranges of the Town of Mezerdille" filed in Volume 1 of Maps at Page 79 of Official Records of San Mateo, more particularly described as follows:

Lease Area 1B

Commencing at a point on the northerly line of the right-of-way of Broadway Street, from which the intersection of the said northerly line with the easterly line of the right-of-way of Hamilton Street bears westerly along the last said northerly line 2.81 feet; Thence from said Point of Commencement, northerly at a right angle to the last said northerly line of the right-of-way of Broadway Street 10.26 feet; Thence easterly at a right angle and parallel to the last said northerly line, 10.79 feet to the Point of Beginning; Thence from said Point of Beginning, northerly at a right angle to the last said northerly line of the right-of-way of Broadway Street 13.29 feet; Thence easterly at a right angle and parallel to the last said northerly line, 14.42 feet; Thence southerly at a right angle 13.29 feet; Thence westerly at a right angle and parallel to the last said northerly line of the right-of-way of Broadway Street 14.42 feet to the Point of Beginning.

Containing 191.6 square feet, more or less.

License Area 1B

Beginning at a point on the northerly line of the right-of-way of Broadway Street, from which the intersection of the said northerly line with the easterly line of the right-of-way of Hamilton Street bears westerly along the last said northerly line 2.81 feet; Thence from said Point of Beginning, northerly at a right angle to the last said northerly line of the right-of-way of Broadway Street 41.72 feet; Thence easterly at a right angle and parallel to the last said northerly line, 36.00 feet; Thence southerly at a right angle 43.17 feet; Thence westerly at a right angle and parallel to the last said northerly line of the right-of-way of Broadway Street 36.00 feet; Thence northerly at a right angle 1.45 feet to the Point of Beginning.

Excepting therefrom the hereinbefore described Lease Area 1B.

Containing 1,362.5 square feet, more or less.

End of Description

A plat, Exhibit "B" to accompany this description is herein made a part of this description.

This description was made by me or under my direction in conformance with the Land Surveyors Act.

[Signature]

David L. Adams  P.L.S. No. 7587
License Expires:  12/31/07
For Luk & Associates, Inc.

Page 1 of 2
Exhibit "B"

Legal Description
Lease Area 2A and License Area 2A

Real property situate in the City of Redwood City, County of San Mateo, State of California, described as follows:

Being a portion of Block 3, Range B as shown on that certain map entitled "Map of Ranges of the Town of Menloville" filed in Volume 1 of Maps at Page 79 of Official Records of San Mateo, more particularly described as follows:

Lease Area 2A

Commencing at a point on the northerly line of the right-of-way of Broadway Street, from which the intersection of the said northerly line with the westerly line of the right-of-way of Middlefield Road bears easterly along the last said northerly line 2.89 feet; Thence from said Point of Commencement, northerly at a right angle to the last said northerly line of the right-of-way of Broadway Street 41.72 feet; Thence continuing, northerly at a right angle to the last said northerly line of the right-of-way of Broadway Street 18.17 feet; Thence westerly at a right angle and parallel to the last said northerly line, 10.79 feet to the Point of Beginning; Thence from said Point of Beginning, northerly at a right angle to the last said northerly line of the right-of-way of Broadway Street 13.29 feet; Thence westerly at a right angle and parallel to the last said northerly line, 14.42 feet; Thence southerly at a right angle 13.29 feet; Thence easterly at a right angle and parallel to the last said northerly line of the right-of-way of Broadway Street 14.42 feet to the Point of Beginning.

Containing 191.6 square feet +/-.

License Area 2A

Commencing at a point on the northerly line of the right-of-way of Broadway Street, from which the intersection of the said northerly line with the westerly line of the right-of-way of Middlefield Road bears easterly along the last said northerly line 2.89 feet; Thence from said Point of Commencement, northerly at a right angle to the last said northerly line of the right-of-way of Broadway Street 41.72 feet to the Point of Beginning; Thence from said Point of Beginning, northerly at a right angle to the last said northerly line of the right-of-way of Broadway Street 43.17 feet; Thence westerly at a right angle and parallel to the last said northerly line, 36.00 feet; Thence southerly at a right angle 43.17 feet; Thence easterly at a right angle and parallel to the last said northerly line of the right-of-way of Broadway Street 36.00 feet to the Point of Beginning.

Excepting therefrom the hereinbefore described Lease Area 2A.

Containing 1,362.5 square feet +/-.

End of Description

A plat, Exhibit "B" to accompany this description is herein made a part of this description.

David L. Adams  P.L.S. No. 7587
License Expires:  12/31/07
For L&K & Associates, Inc.

Page 1 of 2.
Exhibit "B"

Legal Description
Lease Area 2B and License Area 2B

Real property situate in the City of Redwood City, County of San Mateo, State of California, described as follows:

Being a portion of Block 3, Range B as shown on that certain map entitled "Map of Ranges of the Town of Mesquite", filed in Volume 1 of Maps at Page 79 of Official Records of San Mateo, more particularly described as follows:

Lease Area 2B

Commencing at a point on the northerly line of the right-of-way of Broadway Street, from which the intersection of the said northerly line with the easterly line of the right-of-way of Hamilton Street bears westerly along the last said northerly line 2.81 feet; Thence from said Point of Commencement, northerly at a right angle to the last said northerly line of the right-of-way of Broadway Street 41.72 feet; Thence northerly at a right angle to the last said northerly line of the right-of-way of Broadway Street 13.37 feet; Thence easterly at a right angle and parallel to the last said northerly line, 19.79 feet to the Point of Beginning; Thence from said Point of Beginning, northerly at a right angle to the last said northerly line of the right-of-way of Broadway Street 13.29 feet; Thence easterly at a right angle and parallel to the last said northerly line, 14.42 feet; Thence southerly at a right angle 15.29 feet; Thence westerly at a right angle and parallel to the last said northerly line of the right-of-way of Broadway Street 14.42 feet to the Point of Beginning.

Containing 191.6 square feet +/-.

License Area 2B

Commencing at a point on the northerly line of the right-of-way of Broadway Street, from which the intersection of the said northerly line with the easterly line of the right-of-way of Hamilton Street bears westerly along the last said northerly line 2.61 feet; Thence from said Point of Commencement, northerly at a right angle to the last said northerly line of the right-of-way of Broadway Street 41.72 feet to the Point of Beginning; Thence from said Point of Beginning, northerly at a right angle to the last said northerly line of the right-of-way of Broadway Street 41.72 feet; Thence easterly at a right angle and parallel to the last said northerly line, 36.06 feet; Thence southerly at a right angle 43.37 feet; Thence westerly at a right angle and parallel to the last said northerly line of the right-of-way of Broadway Street 36.06 feet to the Point of Beginning.

Excepting therefrom the hereinafore described Lease Area 2B.

Containing 1,362.5 square feet +/-.

End of Description

A plat, Exhibit "B" so accompanying this description is herein made a part of this description.

This description was made by me or under my direction in conformance with the Land Surveyors Act.

David L. Adams  P.L.S. No. 7587
License Expires: 12/31/07
For Leit & Associates, Inc.

Page 1 of 2
RESOLUTION NO. OB-____

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDWOOD CITY REDEVELOPMENT AGENCY APPROVING THE CONVEYANCE OF THE SUCCESSOR AGENCY’S INTEREST IN THE JEFFERSON AVENUE PEDESTRIAN PASEO TO THE CITY OF REDWOOD CITY AND AUTHORIZING EXECUTION OF AN ASSIGNMENT OF LEASE

WHEREAS, under AB X1 26, enacted by the California State Legislature and signed by the Governor as part of the 2011-2012 State budget, a new Part 1.85 was added to Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 et seq., as may be amended, the “Dissolution Act”) and, in accordance therewith, all redevelopment agencies in the State of California, including the Redwood City Redevelopment Agency (“Redevelopment Agency”), were dissolved as of February 1, 2012; and

WHEREAS, in compliance with the Dissolution Act, the City of Redwood City (“City”) determined it would serve as the Successor Agency to the Redwood City Redevelopment Agency (“Successor Agency”) effective February 1, 2012; and

WHEREAS, the Oversight Board of the Successor Agency to the Redwood City Redevelopment Agency (“Oversight Board”) has been established pursuant to Section 34179 of the Dissolution Act to oversee the Successor Agency’s actions in winding down the affairs of the Redevelopment Agency in accordance with the Dissolution Act; and

WHEREAS, pursuant to Health and Safety Code Section 34181(a) and 34181(f), the Oversight Board is required to direct the Successor Agency to dispose of the property of the former redevelopment agency; provided however, the Oversight Board may direct the Successor Agency to transfer ownership of assets that were constructed and used for governmental purposes to the City; and

WHEREAS, the property located in the City at 855 Jefferson Avenue, designated as San Mateo County Assessor’s Parcel No. 053-131-190, and more particularly described in Exhibit A attached hereto (the “Pedestrian Paseo”) is owned by the United States Postal Service and was leased to the former Redevelopment Agency for the purpose of providing a public pedestrian accessway connecting the U.S. Post Office to the street; and
WHEARAS, the lease from the U.S. Postal Service (the “Lease”) permits the Pedestrian Paseo to be used only for purposes specified in the Lease, and requires the written consent of the Postal Service for any sublease or license; and

WHEREAS, following publication of the notice required by law, the Oversight Board held a public meeting on May 12, 2016 to consider the assignment of the Lease to the City to enable the Pedestrian Paseo to continue in its present use.

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

Section 1. The recitals set forth above are true and correct and incorporated herein.

Section 2. The Oversight Board hereby finds and determines that the leasehold interest in the Pedestrian Paseo qualifies as governmental purpose property eligible for transfer to the City pursuant to Health and Safety Code Section 34181(a).

Section 3. The Oversight Board hereby approves the assignment of the Lease to the City pursuant to Health and Safety Code Section 34181(a).

Section 4. The Oversight Board hereby approves the Assignment and Assumption of Rights and Obligations Under Outlease Agreement attached hereto as Exhibit A and incorporated herein by this reference (the “Assignment”).

Section 5. The Oversight Board hereby authorizes and directs the Successor Agency to submit this Resolution to the Department of Finance for approval.

Section 6. Upon approval of this Resolution by the Department of Finance, the Oversight Board hereby authorizes and directs the Successor Agency to undertake such actions and to execute such instruments as may be necessary to implement the intent of this Resolution, including without limitation, the execution and delivery of the Assignment, subject to the consent of the U.S. Postal Service.

* * *

WHEARAS, the lease from the U.S. Postal Service (the “Lease”) permits the Pedestrian Paseo to be used only for purposes specified in the Lease, and requires the written consent of the Postal Service for any sublease or license; and

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* * *
ASSIGNMENT AND ASSUMPTION OF RIGHTS AND OBLIGATIONS UNDER OUTLEASE AGREEMENT

(Jefferson Street Public Pedestrian Paseo)

This Assignment of Rights and Obligations Under Outlease Agreement (this “Assignment”) is entered into effective as of ________________, 2016 (“Effective Date”) by and between the Successor Agency to the Redwood City Redevelopment Agency, a public body, corporate and politic (“Successor Agency” or “Assignor”) and the City of Redwood City, a charter city and municipal corporation (“City” or “Assignee”). The Assignor and Assignee are collectively referred to herein as the “Parties.”

A. The former Redwood City Redevelopment Agency, a public body corporate and politic (the “RDA”) and the United States Postal Service (“Postal Service” or “Lessor”) entered into that certain Outlease Agreement – Downtown Station – Redwood City, dated as of December 14, 2005 (the “Lease”) pursuant to which Lessor leased to the RDA the property located in the City at 855 Jefferson Avenue, known as Assessor’s Parcel No 053-131-190, and more particularly described in the Lease (the “Property”).

B. The Lease permits the Property to be used for a public pedestrian accessway (the “Paseo”) connecting the post office parking lot to the street, and permits the Property to be subleased or licensed only with the prior written consent of the Postal Service.

C. A portion of the Property was licensed to Tarboosh Restaurant pursuant to a License Agreement dated as of February 21, 2007 (as subsequently amended by that certain Amendment No. 1 to License Agreement dated as of May 17, 2010 and executed by and between the RDA and Byrtus Group, Inc., d/b/a Tarboosh Restaurant, the “License”).

D. Pursuant to Resolution Nos. 15141 and 15164, adopted by the City Council of the City of Redwood City on August 22, 2011 and January 23, 2012 respectively, the City agreed to serve as the Successor Agency to the Redevelopment Agency commencing upon dissolution of the Redevelopment Agency on February 1, 2012 pursuant to Assembly Bill x1 26;

E. The rights and obligations of the RDA under the Lease transferred to the Successor Agency by operation of law upon dissolution of the RDA on February 1, 2012.

F. The rights of the licensee under the License were assigned from Byrtus Group Inc. to HAP Partners RWC LLC, a California limited liability company, pursuant to an Assignment and Assumption of License dated as of May 4, 2014 and consented to by the Successor Agency.

G. In order to maintain the Property in its present use as a public pedestrian accessway in conformity with the requirements of the Lease, the Successor Agency wishes to assign its rights and obligations under the Lease to the City, and the City wishes to assume such rights and obligations.
H. The Oversight Board to the Successor Agency ("Oversight Board") has determined that the assignment of the Lease to the City would reduce the obligations of the Successor Agency and therefore would be in the best interests of the taxing entities that share in the property tax revenue generated by the property located within the project area managed by the former Redevelopment Agency.

I. The City Council of the City of Redwood City has determined that the City’s assumption of the Lease will enable the City to more effectively manage the Property and preserve it for public purposes consistent with the Lease.

J. The leasehold interest in the Property qualifies as a “governmental purpose” asset as defined in Health and Safety Code Section 34181(a), and therefore is eligible for transfer to the City. In accordance with Health and Safety Code Sections 34181(a) and 34181(f), the Oversight Board to the Successor Agency and the State of California Department of Finance ("DOF") have approved the assignment of the leasehold interest in the Property to the City for transfer to the City as a “governmental purpose” asset. This Assignment has been prepared and executed to implement such approvals.

K. The Postal Service has consented to the assignment described herein pursuant to Section 25 of the Lease.

NOW, THEREFORE, in exchange for the mutual covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Assignment and Assumption of Interest. The Successor Agency hereby transfers, assigns and conveys to the City all of the Successor Agency’s right, title and interest in and to, and all of the Successor Agency’s obligations, duties and responsibilities under, the Lease (the “Rights and Obligations”). The City hereby accepts the foregoing assignment, assumes all such Rights and Obligations, and agrees to perform and discharge all obligations of the Successor Agency under the Lease.

2. Governing Law; Venue. This Assignment shall be interpreted and enforced in accordance with the laws of the State of California without regard to principles of conflicts of laws. Any action to enforce or interpret this Assignment shall be filed and litigated exclusively in the Superior Court of San Mateo County, California or in the Federal District Court for the Northern District of California.

3. Entire Agreement/Amendment. This Assignment constitutes the entire agreement between the Parties with respect to the subject matter hereof, and supersedes all prior written and oral agreements with respect to the matters covered by this Assignment. This Assignment may not be amended except by an instrument in writing signed by each of the Parties.

4. Further Assurances. Each Party shall execute and deliver such other certificates, agreements and documents and take such other actions as may be reasonably required to consummate or implement the transactions contemplated by this Assignment.
5. **Captions; Interpretation.** The section headings used herein are solely for convenience and shall not be used to interpret this Assignment.

6. **Severability.** If any term, provision, condition or covenant of this Assignment or its application to any party or circumstances shall be held by a court of competent jurisdiction, to any extent, invalid or unenforceable, the remainder of this Assignment, or the application of the term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected, and shall be valid and enforceable to the fullest extent permitted by law unless the rights and obligations of the Parties have been materially altered or abridged thereby.

7. **Counterparts.** This Assignment may be executed in counterparts, each of which shall, irrespective of the date of its execution and delivery, be deemed an original, and the counterparts together shall constitute one and the same instrument.

   [SIGNATURES ON FOLLOWING PAGE]
IN WITNESS WHEREOF Assignor and Assignee have executed this Assignment as of the date first set forth above.

ASSIGNOR:

SUCCESSOR AGENCY TO THE REDWOOD CITY REDEVELOPMENT AGENCY, a public body, corporate and politic

By: ______________________________

Melissa Stevenson Diaz, Executive Director

ATTEST:

__________________________________

Agency Secretary

APPROVED AS TO FORM:

__________________________________

Agency Counsel

ASSIGNEE:

CITY OF REDWOOD CITY, a charter city and municipal corporation

By: ______________________________

John Seybert, Mayor

ATTEST:

By: ______________________________

Silvia Vonderlinden, City Clerk

APPROVED AS TO FORM:

By: ______________________________

Michelle Marchetta Kenyon, Acting City Attorney
To: Oversight Board Members
From: Starla Jerome-Robinson, Interim Finance Director
Date: May 12, 2016
Re: Update on Annual ROPS 2016-17

SUMMARY
The Recognized Obligation Payment Schedule for the 16-17 period reviewed by the Oversight Board at its January 28th meeting required a minor change after it was submitted to the State Department of Finance. The County Controller’s office required that staff adjust the order in which the two loan repayments were to be funded; the total amount requested to be funded did not change as a result of this modification.

BACKGROUND
On March 24, 2016, the Interim Finance Director was notified by the San Mateo County Controller’s Office that an adjustment would be made to the total funding for the non-admin obligations to account for a limitation to the city loan repayments provided under H&S 34191.4(b) (2) (B) which states that loan repayments received shall first be used to retire any outstanding amounts owed for loans from Supplemental Educational Revenue Augmentation Fund.

Upon review of the ROPS 16-17, it was noted that it was mistakenly assumed that the submission would be reviewed on the basis of a single distribution request for July 1, 2016 through June 30, 2017 rather than as distinct periods, 16-17A and 16-17B. In light of this realization, it became clear why the County had notified the Successor Agency of this adjustment. On the original ROPS 16-17 it does appear that only a portion of the SERAF repayment (Line 3) is being requested with the 16-17A distribution. Additionally, it appears that in the same period, 16-17A, a portion of the City loan (Line 5) was being requested, even though the SERAF loan had not been retired in full. Please see Attachment.

Communication was immediately initiated with the DOF and with the County where this misunderstanding of the new annual ROPS form was explained. The DOF required a written explanation for this misunderstanding but did not request a revised ROPS 16-17 as their focus
is based only on annual amounts requested. The County did request a revised form which was supplied immediately.

The revised form resulted in the following changes:

16-17A:  
Line 3 SERAF loan amount changed to $1,258,020  
Line 5 City loan amount changed to $0

16-17B:  
Line 3 SERAF loan amount changed to $429,683  
Line 5 City loan amount changed to $828,339

The total amounts requested for each of the two periods was unchanged as was the total ROPS amount that was requested; only the timing of the amounts drawn for Lines 3 and 5 was changed.

Due in large part to the cooperation received from the staff at the DOF and at the County, this issue was resolved in a quick and efficient manner. On March 28, 2016, we were officially notified by the County that the estimated funding for ROPS 16-17A would be $1,459,194 which is the amount of our original funding request.

ATTACHMENTS
1. Summary of ROPS 2016-17 Revisions
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<th>Non-Admin</th>
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<th>16-17 B Total</th>
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**Redwood City Recognized Obligation Payment Schedule (ROPS 16-17) - ROPS Detail**

July 1, 2016 through June 30, 2017

(Report Amounts in Whole Dollars)

**Original submitted to DOF January 29, 2016**

**Revised submitted only to County March 25, 2016**