

Special Meeting
Oversight Board Meeting
for the
Successor Agency
to the
Redevelopment Agency of the City of San Bernardino

AGENDA

Tuesday, August 4, 2015 at 11:00 AM
Economic Development Agency Board Room
201 North "E" Street, Suite 301, San Bernardino, CA 92401
(909) 663-2279

The Oversight Board recognizes its obligation to provide equal access to those individuals with disabilities. Please contact us at (909) 663-2279 prior to the meeting for any requests for reasonable accommodation that includes interpreters.

CHAIRMAN CALLS MEETING TO ORDER

1. CALL TO ORDER

Jim Morris, City of San Bernardino, Mayor Appointee
Doug Headrick, San Bernardino Valley Municipal Water District, Largest Special District Appointee
Jeff Smith, Representing Former RDA Employees, Mayor Appointee
Mary O'Toole, County of San Bernardino Board of Supervisors Appointee
Gloria Macias-Harrison, County of San Bernardino Member of the Public Appointee
John Longville, Chancellor of the California Community Colleges Appointee
Margaret Hill, County Superintendent of Education Appointee

2. PUBLIC COMMENTS: A three-minute limitation shall apply to each member of the public who wishes to address the Oversight Board with a matter within the jurisdiction of the Oversight Board, whether or not on the agenda. No member of the public shall be permitted to "share" his/her three minutes with any other member of the public. (Usually, any items heard under this heading are referred to Staff for further study, research, completion and/or future Oversight Board action).

3. MINUTES

Approval of the Action Minutes for the April 13, 2015 and May 19, 2015 Meeting of the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of San Bernardino as submitted in typewritten form.

4. PRESENTATION OF THE DRAFT LONG RANGE PROPERTY MANAGEMENT PLAN (LRPMP)

5. STATUS REPORT ON REFUNDING OF CERTAIN OUTSTANDING SUCCESSOR AGENCY TAX ALLOCATION OBLIGATIONS IN THE APPROXIMATE PRINCIPAL AMOUNT OF \$65,805,000

6. STATUS UPDATE REGARDING OTHER DOF MATTERS

Oversight Board Meeting Agenda
August 4, 2015

Oversight Board Meeting
for the
Successor Agency
to the
Redevelopment Agency of the City of San Bernardino

7. FUTURE OVERSIGHT BOARD ITEMS:

- Consider approval of the Long Range Property Management Plan ("LRPMP")(to be scheduled after the Successor Agency approves the LRPMP, which is slated for August 17, 2015;
- Consider ROPS 15-16B (January thru June 2016)(required before October 1, 2016);
- Consider authorizing the Successor Agency to transfer the Low- and Moderate-Income Housing Fund ["LMIHF"] real property assets to the Successor Housing Agency (i.e., the City of San Bernardino); and
- Successor Agency transfer of personal property, including certain motor vehicles to City for governmental purposes (to be reconsidered after receipt of FOC).

8. ADJOURNMENT

The next special meeting is proposed for Tuesday, August 18, 2015 at 11:00 AM, or a later date as determined by the Oversight Board, in the Economic Development Agency Board Room at 201 North "E" Street, Suite 301, San Bernardino.

ACTION MINUTES

OVERSIGHT BOARD

For the
City of San Bernardino as Successor Agency
To the
Redevelopment Agency of the City of San Bernardino

REGULAR MEETING

Monday, April 13, 2015
EDA Board Room

The Regular Meeting of the Oversight Board was called to order by Board Member Morris at 11:02 am, Monday, April 13, 2015, in the Economic Development Agency Board Room, 201 North "E" Street, Suite 301, San Bernardino, California.

1. ROLL CALL

Roll call was taken by Secretary Connor with the following being present: Board Members Morris, Smith, Headrick, Macias-Harrison, and Hill.

Absent: Board Members Longville and O'Toole

Also in attendance: Deputy City Attorney Dimichele; Steven Dukett, Managing Principal, Urban Futures, Inc.; Aviana Cerezo, Urban Futures, Inc.; Doug Anderson, Urban Futures, Inc.; and Vanessa Locklin, Attorney, Stradling, Yocca, Carlson and Rauth.

Conference Call: Teresa L. Highsmith, Attorney, Colantuono, Highsmith & Whatley, PC

2. PUBLIC COMMENTS *(Audio 00:00:34)*

There were no public comments.

3. APPROVAL OF MINUTES - FEBRUARY 23, 2015 *(Audio 00:00:50)*

Board Member Headrick made a motion, seconded by Board Member Hill that the minutes for the Oversight Board for the City of San Bernardino as Successor Agency to the Redevelopment Agency of the City of San Bernardino meeting of February 23, 2015 be approved as submitted in typewritten form.

The motion carried 5-0; Absent: Longville; O'Toole

Chairman Morris distributed and summarized a letter from the Department of Finance dated April 6, 2015 regarding the Recognized Obligation Payment Schedule 15-16A. *(Audio 00:02:00)*

4. REFUNDING OF CERTAIN SUCCESSOR AGENCY BONDS AND NOTES *(Audio 00:05:05)*

SBOB 2015-03

Resolution of the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of San Bernardino directing the commencement of a refunding of certain outstanding bonds and notes to achieve debt service savings and avoid the possibility of default, and approving certain related actions

Chairman Morris provided a summary of the staff report regarding the refunding of certain Successor Agency bonds and notes. Mr. Dukett and Chairman Morris continued with the presentation on the refunding scenarios. Discussion ensued regarding the various scenarios. It was requested by the Board to add flexibility into the refinancing plan to minimize terms, minimize cost issuance, shorten call periods, and look into how much cash can be aggregated to buy down debt upfront.

Page 5, line 4 of the Resolution was amended to reflect correct Health and Safety Code citation, 33417.5 should be 34177.5, Section 4-Validation was removed, and subsequent sections renumbered.

After a lengthy discussion, Board Member Headrick made a motion, seconded by Board Member Macias-Harrison to adopt Resolution SBOB 2015-03, as amended, directing the commencement of a refunding of certain outstanding bonds and notes to achieve debt service savings and avoid the possibility of default, and approving certain related actions.

The motion carried 5-0; Absent: Longville; O'Toole

5. REPORT ON SANTA ANA RIVER TRAIL EASEMENT CONVEYANCE *(Audio 01:09:20)*

Mr. Steve Dukett provided an update on the easement conveyance. No action taken.

6. TRANSFER OF 1350 SOUTH E STREET TO CITY OF SAN BERNARDINO *(Audio 01:12:38)*

SBOB 2015-04

Resolution of the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of San Bernardino authorizing the Successor Agency to transfer the 1350 South "E" Street property to the City of San Bernardino and approving certain related actions.

Chairman Morris provided a brief summary of the staff report.

Steve Dukett provided the Oversight Board with a picture illustrating the damage caused by vandals at the 1350 South E Street property.

Board Member Macias-Harrison made a motion, seconded by Board Member Smith to adopt Resolution SBOB 2015-04 authorizing the Successor Agency to transfer the 1350 South "E" Street property to the City of San Bernardino and approving certain related actions.

The motion carried 5-0; Absent: Longville; O'Toole

7. **UPCOMING OVERSIGHT BOARD ITEMS/PENDING REQUIREMENTS:** *(Audio 1:35:49)*

- Consider authorizing the Successor Agency transfer the Low- and Moderate-Income Housing Fund ["LMIHF"] real property assets to the Successor Housing Agency (i.e., the City of San Bernardino)(proposed for May or June 2015);
- Consider approval of the Long Range Property Management Plan ("LRPMP")(to be scheduled after the Successor Agency receives a Finding of Completion ["FOC"] related to the LMIHF and Other Funds and Accounts ["OFA"] Due Diligence Reviews ["DDR"]); and
- Successor Agency transfer of personal property, including certain motor vehicles to City for governmental purposes (to be reconsidered after receipt of FOC).

No action taken.

10. **ADJOURNMENT** *(Audio 1:36:48)*

At 12:27 p.m., the Regular Meeting adjourned. The next regular meeting of the Oversight Board was tentatively scheduled for Wednesday, May 6th, at 11:00 a.m., in the Economic Development Agency Board Room at 201 North E Street, Suite 301, San Bernardino, California.

By: _____
Lisa Connor, Secretary

ACTION MINUTES

OVERSIGHT BOARD

For the
City of San Bernardino as Successor Agency

To the
Redevelopment Agency of the City of San Bernardino

REGULAR MEETING

Tuesday, May 19, 2015

EDA Board Room

The Regular Meeting of the Oversight Board was called to order by Board Member Morris at 11:13 am, Tuesday, May 19, 2015, in the Economic Development Agency Board Room, 201 North "E" Street, Suite 301, San Bernardino, California.

1. ROLL CALL

Roll call was taken by Secretary Connor with the following being present: Board Members Morris, Smith, O'Toole, Headrick, Macias-Harrison, and Longville.

Absent: Board Members Hill

Also in attendance: Deputy City Attorney Dimichele; Steven Dukett, Managing Principal, Urban Futures, Inc.; Aviana Cerezo, Urban Futures, Inc.; Doug Anderson, Urban Futures, Inc.; and Tom Clark, Attorney, Stradling, Yocca, Carlson and Rauth.

Conference Call: Teresa L. Highsmith, Attorney, Colantuono, Highsmith & Whatley, PC

2. PUBLIC COMMENTS *(Audio 00:00:34)*

There were no public comments.

3. REFUNDING OF CERTAIN OUTSTANDING SUCCESSOR AGENCY TAX ALLOCATION OBLIGATIONS IN THE APPROXIMATE PRINCIPAL AMOUNT OF \$65,805,000 *(Audio 00:02:00)*

SBOB 2015-05

Resolution of the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of San Bernardino authorizing the Successor Agency to refund certain outstanding tax allocation obligations pursuant to the California Health and Safety Code, and approving certain related actions.

Steve Dukett provided the Board with an explanation of the necessary steps in the refunding of the tax allocation bonds.

A copy of the Indenture of Trust, Continuing Disclosure Certificate, and Bond Purchase Agreement were distributed to the Oversight Board.

Mr. Doug Anderson, Urban Futures, explained the debt service savings, principal balances and interest payments.

A copy of the San Bernardino Successor Agency RPTTF Projection for ROPS 15-16A was distributed to the Oversight Board.

After a lengthy discussion, Board Member Smith made a motion, seconded by Board Member Macias-Harrison adopting Resolution 2015-05, with the amended language on lines 12, 22 and 23, authorizing the Successor Agency to refund certain outstanding tax allocation obligations pursuant to the California Health and Safety Code, and approving certain related actions.

The motion carried 6-0; Absent: Hill

7. UPCOMING OVERSIGHT BOARD ITEMS/PENDING REQUIREMENTS: *(Audio 1:05:00)*

- Consider authorizing the Successor Agency transfer the Low- and Moderate-Income Housing Fund ["LMIHF"] real property assets to the Successor Housing Agency (i.e., the City of San Bernardino)(proposed for May or June 2015);
- Consider approval of the Long Range Property Management Plan ("LRPMP")(to be scheduled after the Successor Agency receives a Finding of Completion ["FOC"] related to the LMIHF and Other Funds and Accounts ["OFA"] Due Diligence Reviews ["DDR"]); and
- Successor Agency transfer of personal property, including certain motor vehicles to City for governmental purposes (to be reconsidered after receipt of FOC).

No action taken.

10. ADJOURNMENT *(Audio 1:09:30)*

At 12:21 p.m., the Regular Meeting adjourned. The next regular meeting of the Oversight Board was tentatively scheduled for Monday, June 8, 2015, at 11:00 a.m., or a later date as determined, in the Economic Development Agency Board Room at 201 North E Street, Suite 301, San Bernardino, California.

By: _____
Lisa Connor, Secretary



Oversight Board to the Successor Agency to the Redevelopment Agency of the City of San Bernardino

Draft Long-Range Property Management Plan

August 2015



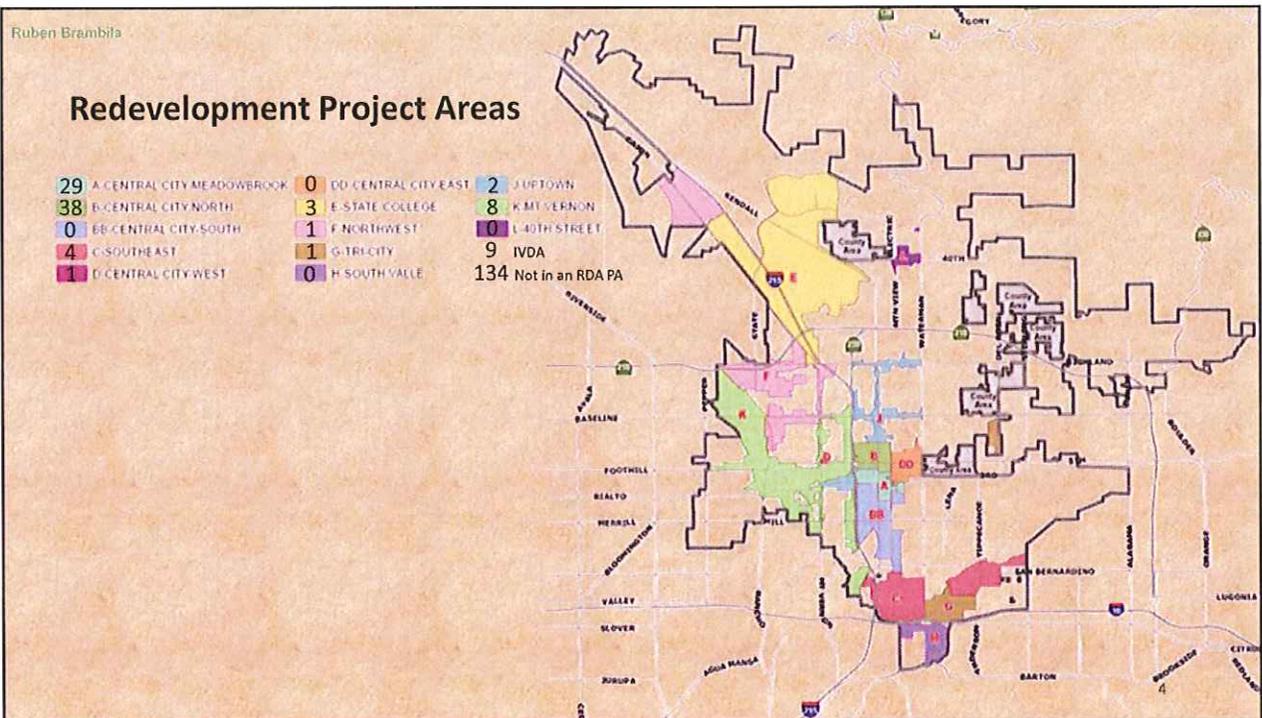
Key Characteristics of a Long Range Property Management Plan (LRPMP)

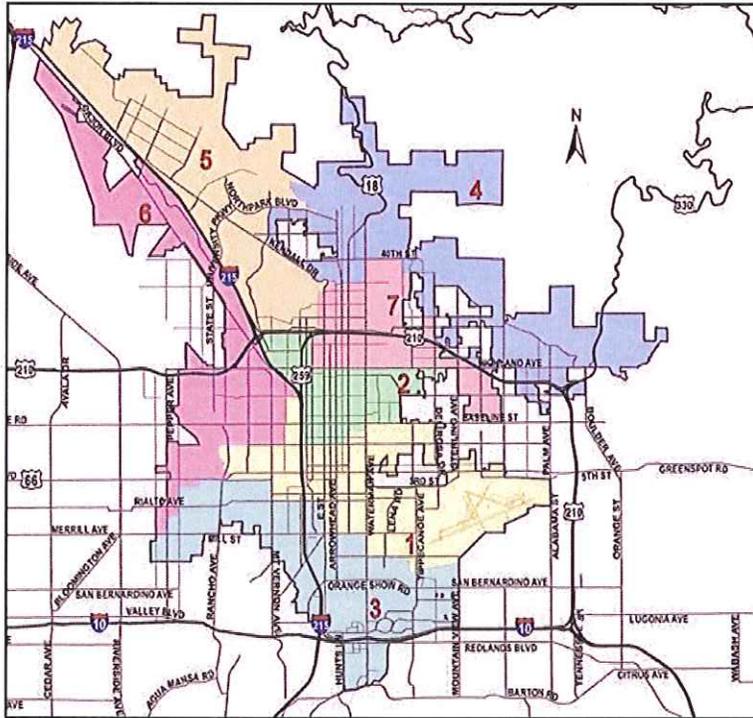
- It is an inventory of Successor Agency owned property containing specific information as required, pursuant to Health and Safety Code;
- It identifies of strategic asset management decisions (e.g., governmental use, hold for future development, or sell);
- The information contained in the LRPMP will, ultimately, lead to the Successor Agency receiving an approval by the DOF to dispose of owned property;
- It does **not** identify specific developers or types of development; however, it does include procedures to select developers and types of development during the implementation phase of the LRPMP; and
- The sale price shall be determined subject to a fair market appraisal conducted by a licensed appraiser.



Successor Agency LRPMP

- The Successor Agency controls 230 parcels. These parcels have been grouped into 47 Sites (the “Property” or “Properties”). Of these 47 Sites, 22 have been designated for “Governmental Use.” Since Governmental Use Properties have no development/sale value, their Estimated Current Value is \$1.00 each. The remaining 25 Sites have been designated either for Future Development or to be Sold. These 25 Sites have a combined Estimated Current Value of approximately **\$21.0 million**.
- Successor Housing Agency property is **NOT** included.
- All Properties are subject to:
 - Project Area Redevelopment Plans and subsequent mergers/amendments;
 - Agency’s Five-Year Implementation Plan 2009/2010 through 2013/2014; and
 - City’s General Plan, Municipal Code, and Zoning Ordinance/Land use regulations.
- There are four (4) permissible use categories for the disposition of the Properties:
 - The retention of the Property for Governmental Use;
 - The retention of the Property for Future Development;
 - The sale of the Property; or
 - The use of the Property to Fulfill an Enforceable Obligation.





Number of Successor Agency Property Parcels By Ward

- First Ward: 75
- Second Ward: 3
- Third Ward: 12
- Fourth Ward: 3
- Fifth Ward: 132
- Sixth Ward: 5
- Seventh Ward: 0



The Retention of Property for Governmental Use

- Properties are to be transferred to the City from the Successor Agency for ongoing Governmental Use.
- Assets include:
 - Roads;
 - School buildings;
 - Parks;
 - Police and fire stations;
 - Libraries; and
 - Local agency administrative buildings.



The Retention of Property for Future Development

- These Properties are to be transferred to the City from the Successor Agency to be used for future development purposes/needs.
- The Department of Finance ("DOF") has indicated that the use and disposition of property for future development should be consistent with, and identified in, an approved redevelopment plan, specific plan, community plan, or general plan.
- Property to be retained for future development is subject to a compensation agreement with all taxing entities, which does not require DOF approval.
- Holding Property for Future Development offers the City more control over the property's development and precludes land held for speculation.

7



Property To Be Sold

- Properties that are not retained for Governmental Use or Future Development are To Be Sold by the Successor Agency.
- Proceeds from the sale of the Properties may be used to fulfill an enforceable obligation or distributed as property tax to the local taxing agencies by the County Auditor/Controller.

8



Properties Proposed to be Retained for Governmental Use

There are 22 Property Sites, containing 43 parcels, proposed for Governmental Use to be transferred to the City from the Successor Agency.

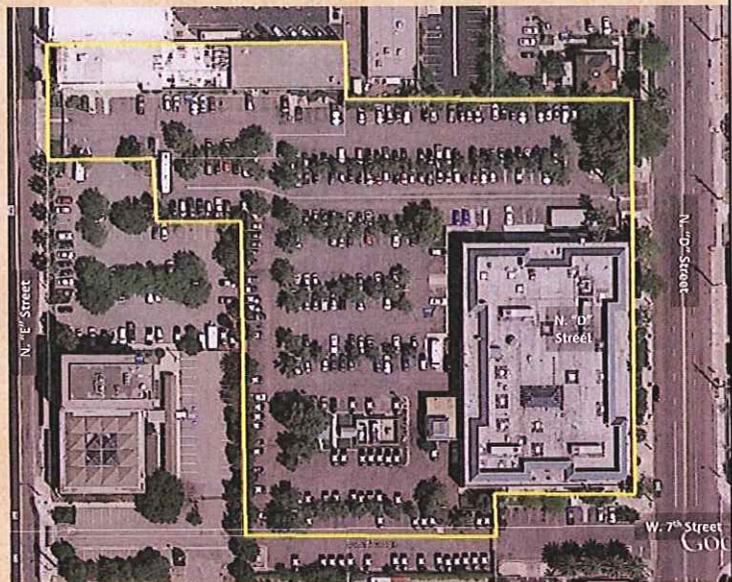
Please refer to "Spreadsheet No. 1" in your packet.



Governmental Use

Site No. 1 City Police Headquarters

710 N. "D" Street
767 N. "E" Street

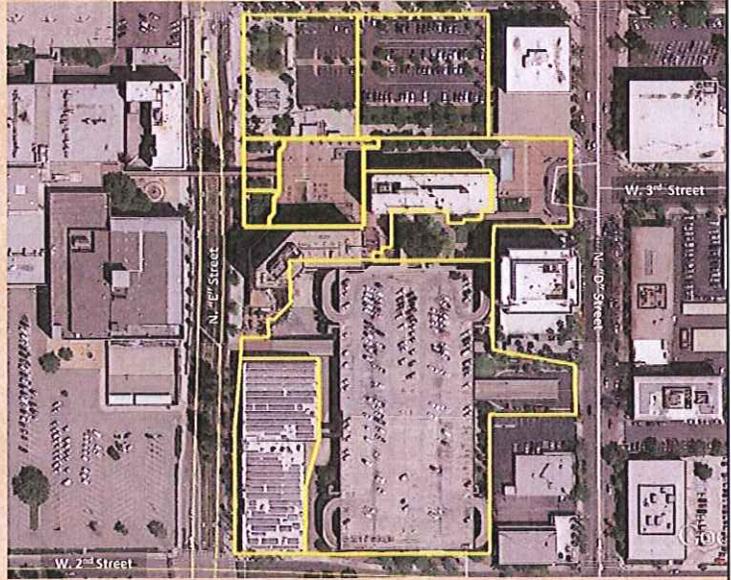




Governmental Use

Site No. 2 City Administration Campus

201 N. "E" Street
301 N. "E" Street
300 N. "D" Street



Governmental Use

Site No. 3 1350 S. "E" Street Local Agency Administration Building

1350 S. "E" Street





Governmental Use

Site No. 4
Shandin Hills Public Golf Course
3380 Little Mtn. Drive



Governmental Use

Site No. 5 - 562 W. 4th Street
California Theatre of the Performing Arts





Governmental Use

Site No. 6 - 780 N. "E" Street
Sturges Center for the Fine Arts



Governmental Use

Site No. 7 - 567 N. Sierra Way
Portion of Secombe Lake Park





Governmental Use

**Site No. 8 - 280 S. "E" Street
Baseball Stadium Park**



Governmental Use

**Site No. 9 - 266 E. 3rd Street
California National Guard Army
Site No. 10 - 296 E. 3rd Street
Unoccupied Former U.S. Army
Reserve Property**





Governmental Use

Site No. 11 - N. Stoddard Ave.
Street Right-of-Way #1



Governmental Use

Site No. 12 - Athol & "D" Street
Right-of-Way #2





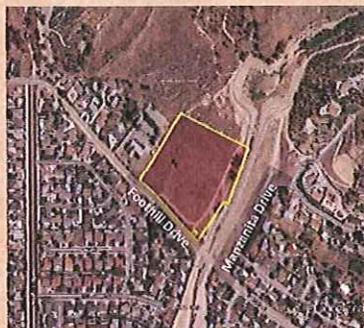
Governmental Use

Site No. 13 - E. 9th Street
Street Right-of Way #3



Governmental Use

Site No. 14 - Foothill Drive
Foothill Drive
Water Well-Site Property





Governmental Use

Site No. 15 - 478-480 N. "D" Street
N. "D" Street Parking Lot



Governmental Use

Site No. 16 - 402 N. "D" Street
San Bernardino County Law
Library Parking Lot





Governmental Use

**Site No. 17 - 450 N. "F" Street
N. "F" Street Parking Lot**



Governmental Use

**Site No. 18 - 512 W. 5th Street
W. 5th Street Parking Lot**





Governmental Use

**Site No. 19 - W. Church Street
W. Church Street
Parking Lot**



Governmental Use

**Site No. 20 - N. Mt. Vernon / W. 5th Street
N. Mt. Vernon / W. 5th Street
Public Access / Parking Lot**





Governmental Use

Site No. 21 - 170 -174 S. "E" Street
SANBAG Transit Center



Governmental Use

Site No. 22 - S. Tippecanoe Ave.
2003-HUB Development
Parking Lot





Properties to be Retained for Future Development

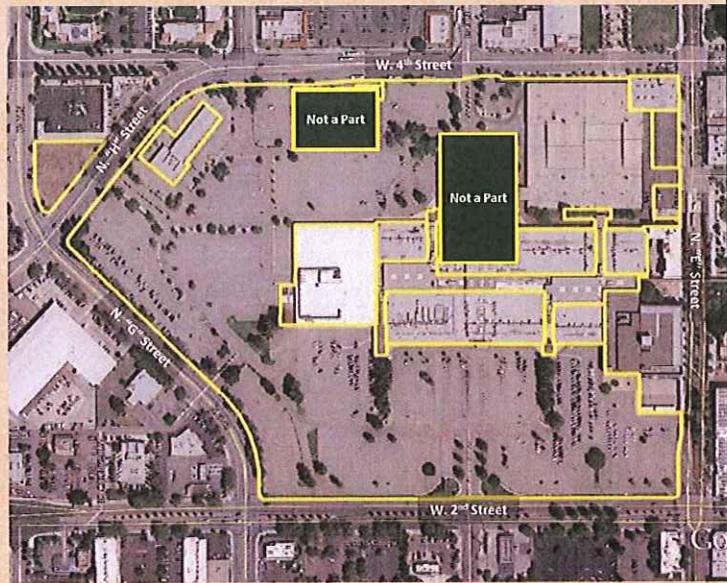
There are 7 Property Sites, containing 165 parcels, proposed for future development to be eventually transferred to the City from the Successor Agency.

Please refer to "Spreadsheet No. 2" in your packet.



Future Development

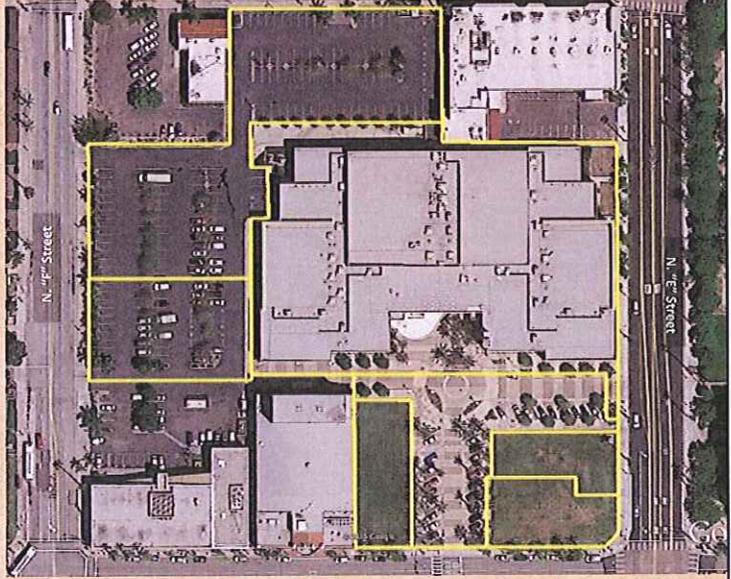
Site No. 23 - 295 Carousel Mall
Carousel Mall





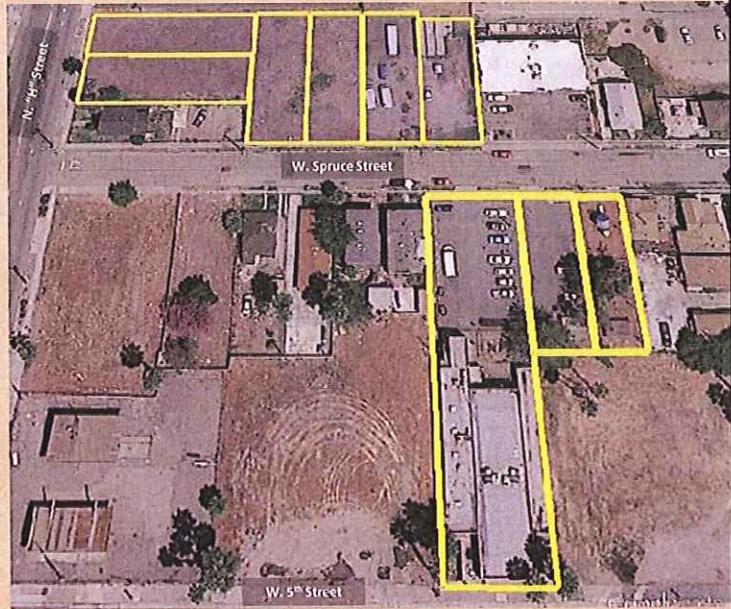
Future Development

Site No. 24 - 450 N. "E" Street
Theater Square Property



Future Development

Site No. 25 - W. Spruce Street / N.
"H" Street / W. 5th Street
W. 5th Street / W. Spruce Street
/ N. "H" Street Commercial
Property





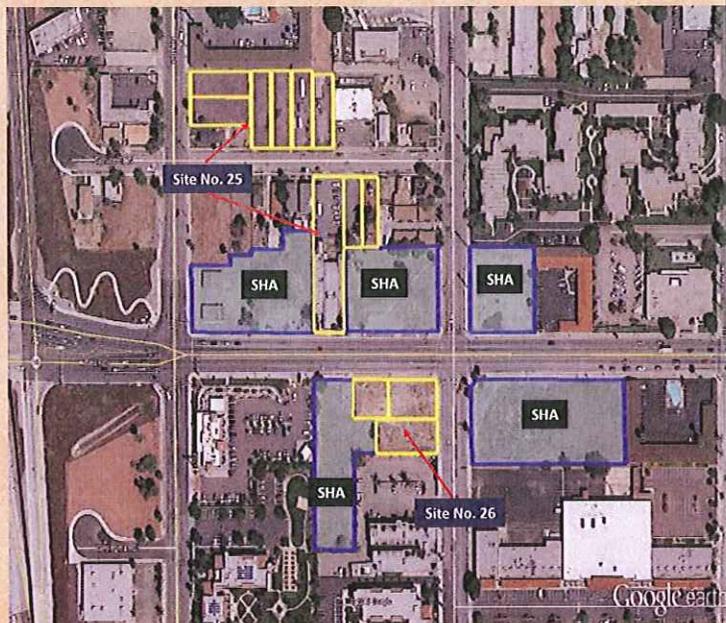
Future Development

Site No. 26
Vacant W. 5th Street
Commercial Property
575 W. 5th Street/701 W. 5th Street
N. "G" Street



Successor Housing Agency Properties

Combine Successor Agency Site Nos. 25 and 26 with 5th Street Successor Housing Agency ("SHA") Properties for Future Development along W. 5th Street from the I-215 Interchange East.





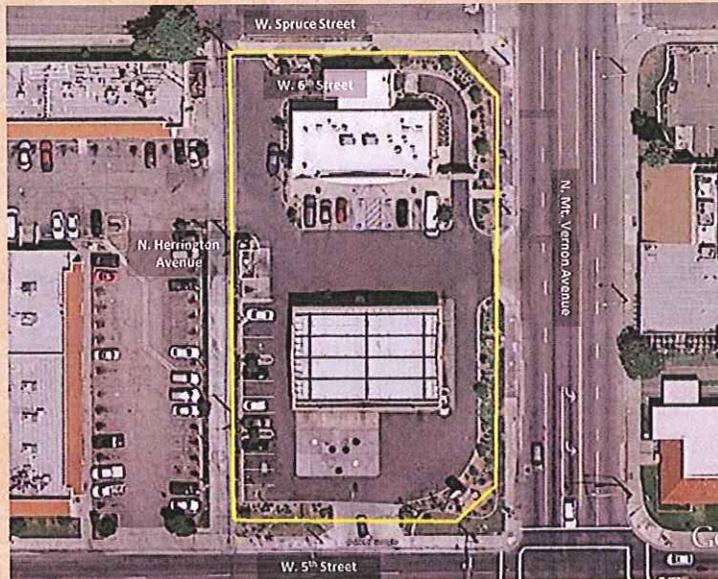
Future Development

Site No. 27
Vacant N. Mt. Vernon Avenue
& W. Spruce Street
Commercial Property
552-578 N. Mt Vernon Ave.
1316 Spruce Street



Future Development

Site No. 28 - 542 N. Mt Vernon Ave.
ARCO Gas Station





Future Development

Site No. 29 – I-215 & N. Little League Drive
Vacant N. Little League Drive & I-215 Residential Property



Properties to be Sold

There are 18 Property Sites, containing 21 parcels, proposed to be sold by the Successor Agency.

Please refer to "Spreadsheet No. 3" in your packet.



Sell

**Site No. 30 - 2355 N. Ramona Ave.
Vacant Ramona Avenue
Industrial Property**



Sell

**Site No. 31 - N. "J" Street
Vacant N. "J" Street
Residential Property #1**

**Site No. 32 - N. "J" Street
Vacant N. "J" Street
Residential Property #2**





Sell

**Site No. 33 - W. 17th Street
Vacant W. 17th Street
Residential Property**



43



Sell

**Site No. 34 - W. Harris Street
Vacant N. Harris Street
Residential Property**



44



Sell

**Site No. 35 - 1348 Union Street
Vacant Union Street
Residential Property**



45



Sell

**Site No. 36 - 673 N. Crescent Ave.
Vacant N. Crescent Avenue
Residential Property**



46



Sell

**Site No. 37 - 1238 N. "D" Street
Vacant N. "D" Street
Residential Property #1
Site No. 38 - N. "D" Street
Vacant N. "D" Street
Residential Property #2**



Sell

**Site No. 39 - 1256 Wall Ave.
Vacant Wall Avenue
Residential Property**





Sell

**Site No. 40 - N. Del Rosa Ave.
Vacant N. Del Rosa Avenue
Residential Property**



Sell

**Site No. 41 - 686 E. Santa Fe Street
Vacant E. Santa Fe Street
Industrial Property**





Sell

**Site No. 42 - 904 S. Foisy Street
Vacant S. Foisy Street
Industrial Property**



Sell

**Site No. 43 - 882 S. Washington Ave.
Vacant S. Washington Avenue
Industrial Property**





Sell

**Site No. 44 - 757-761 N. Mt. Vernon Ave.
Vacant N. Mt. Vernon Avenue
Commercial Property**



Sell

**Site No. 45 - 385 N. "E" Street
N. "E" Street Unoccupied
Restaurant Building**





Sell

**Site No. 46 - E. Cooley Ave.
E. Cooley Avenue Parking Lot**



55



Sell

**Site No. 47 - E. Cooley Ave.
E. Cooley Avenue
Industrial Property**



56



What is Next?

- **APPROVALS:**

- Successor Agency approval of the LRPMP;
- Oversight Board approval of the LRPMP;
- LRPMP to be submitted to the DOF;
- DOF approval must occur by December 31, 2015; and
- Once DOF approves the LRPMP, the implementation phase can begin.

- **IMPLEMENTATION PHASE:**

- Governmental Use Properties are to be transferred to the City from the Successor Agency without any further DOF approvals;
- Future Development Properties are to be transferred to the City from the Successor and are subject to a compensation agreement with all taxing entities; compensation agreements do not required DOF approval; and
- Properties to be Sold are to be sold by the Successor Agency and require approval of the Successor Agency/Oversight Board/DOF.

57

UFI URBAN FUTURES | Incorporated

Questions, Comments & Discussion

Urban Futures, Inc.
 3111 North Tustin Street, Suite 230
 Orange, California 92865-1753
 (714) 283-9334
www.urbanfuturesinc.com

58

Properties to be Transferred for Governmental Use

<i>Site No.</i>	<i>Site Reference</i>	<i>Address</i>	<i>APN</i>	<i>Size in Ac.</i>	<i>ECVs</i>
1	City Police Headquarters (2)	710 N. "D" Street	0140-281-52	4.55	\$1.00
		767 N. "E" Street	0140-281-54		
2	City Administration Campus (8)	201 N. "E" Street 301 N. "E" Street 300 N. "D" Street	0134-251-57	8.85	\$1.00
			0134-251-58		
			0134-251-59		
			0134-251-60		
			0134-251-62		
			0134-311-40		
			0134-311-50		
			0134-321-24		
3	1350 S. "E" Street Local Agency Administration Building (2)	1350 S. "E" Street	0141-252-04	3.08	\$1.00
			0141-252-06		
4	Shandin Hills Public Golf Course (3)	3380 Little Mtn. Drive	0148-011-30	112.18	\$1.00
			0148-021-59		
			0148-022-06		
5	California Theatre of the Performing Arts (2)	562 W. 4th Street	0134-131-10	0.5	\$1.00
			0134-131-30		
6	Sturges Center for the Fine Arts (1)	780 N. "E" Street	0140-273-21	0.7	\$1.00
7	Portion of Seccombe Lake Park (1)	567 N. Sierra Wy	0135-061-19	0.96	\$1.00
8	Baseball Stadium Park (1)	280 S. "E" Street	0136-111-23	27.2	\$1.00
9	California National Guard Armory (1)	266 E. 3rd Street	0135-191-13	2.36	\$1.00
10	Unoccupied U.S. Army Reserve Property (1)	296 E. 3rd Street	0135-191-14	2.57	\$1.00
11	Street Right-of-Way #1 (1)	N. Stoddard Avenue	0134-141-36	0.001	\$1.00
12	Street Right-of-Way #2 (1)	Athol Street & "D" Street	0136-122-69	0.001	\$1.00
13	Street Right-of-Way #3 (1)	E. 9 th Street	0278-063-21	0.19	\$1.00
14	Foothill Drive Water Well-Site Property (2)	Foothill Drive	0155-381-11	8.14	\$1.00
			0155-381-45		
15	N. "D" Street Parking Lot (3)	480 N. "D" Street 478 N. "D" Street N. "D" Street	0134-141-28	1.19	\$1.00
			0134-141-29		
			0134-141-34		
16	San Bernardino County Law Library Parking Lot (1)	402 N. "D" Street	0134-151-31	0.54	\$1.00
17	N. "F" Street Parking Lot (2)	450 N. F Street	0134-101-09	0.62	\$1.00
			0134-101-10		
18	W. 5 th Street Parking Lot (1)	512 W. Fifth Street	0134-062-12	1.01	\$1.00
19	W. Church Street Parking Lot (4)	W. Church Street	0134-071-19	0.6	\$1.00
			0134-071-24		
			0134-071-26		
			0134-071-58		
20	N. Mt. Vernon / W. 5th Street Public Access / Parking Lot (1)	N. Mt. Vernon / W. 5 th Street	0138-122-33	1.81	\$1.00
21	SANBAG Transit Center (3)	170 S. "E" Street	0136-111-14	4.54	\$1.00
		174 S. "E" Street	0136-111-15		
		None	0136-111-24		
22	2003-HUB Development Parking Lot (1)	S. Tippecanoe Avenue	0281-401-13	0.11	\$1.00

Properties to be Transferred for Future Development

<i>Site No.</i>	<i>Site Reference</i>	<i>Address</i>	<i>APN</i>	<i>Size in Ac.</i>	<i>ECVs</i>
23	Carousel Mall (13)	295 Carousel Mall	0134-181-28	40.23	\$5,750,000
			0134-182-04		
			0134-211-34		
			0134-211-38		
			0134-221-43		
			0134-221-45		
			0134-231-27		
			0134-231-28		
			0134-231-29		
			0134-231-31		
			0134-291-11		
			0134-301-20		
			0134-301-22		
24	Theater Square (7)	450 N. "E" Street	0134-121-25	6.32	\$7,600,000
			0134-121-27		
			0134-131-28		
			0134-131-29		
			0134-131-35		
			0134-131-36		
25	W. 5 th Street / W. Spruce Street / N. "H" Street Commercial Property (9)	742 W. Spruce Street	0134-053-20	1.67	\$275,000
		W. Spruce Street	0134-053-21		
		555 N. "H" Street	0134-053-22		
		N. "H" Street	0134-053-23		
			0134-053-25		
			0134-053-26		
		746 W. 5 th Street	0134-054-07		
		W. Spruce Street	0134-054-08		
		723 W. Spruce Street	0134-054-09		
26	Vacant W. 5 th Street Commercial Property (3)	575 W. 5 th Street	0134-093-07	0.53	\$97,000
		701 W. 5 th Street	0134-093-08		
		N. "G" Street	0134-093-09		
27	Vacant N. Mt. Vernon Avenue & Vacant W. Spruce Street Commercial Property (4)	552 N. Mt. Vernon Avenue	0138-114-09	0.56	\$193,000
			0138-114-10		
		1316 W. Spruce Street	0138-114-11		
		578 N. Mt. Vernon Avenue	0138-114-18		

Properties to be Transferred for Future Development

<i>Site No.</i>	<i>Site Reference</i>	<i>Address</i>	<i>APN</i>	<i>Size in Ac.</i>	<i>ECVs</i>
28	ARCO Gas Station (1)	542 N. Mt. Vernon Avenue	0138-115-13	0.95	\$1,950,000
29	Vacant N. Little League Dr & I-215 Residential Property (129)	N. Little League Drive / I-215	0261-111-21	93.9	\$3,581,000
			0261-111-23		
			0261-111-25		
			0261-111-29		
			0261-111-30		
			0261-111-33		
			0261-111-35		
			0261-111-37		
			0261-111-40		
			0261-121-01 to -03		
			0261-121-13		
			0261-121-14		
			0261-451-01 to -48		
			0261-461-01 to -66		
			0261-171-06		

Properties to be Sold

<i>Site No.</i>	<i>Site Reference</i>	<i>Address</i>	<i>APN</i>	<i>Size in Ac.</i>	<i>ECVs</i>
30	Vacant Ramona Avenue Industrial Property (1)	2355 N. Ramona Avenue	0148-173-07	0.17	\$22,000
31	Vacant N. "J" Street Residential Property #1 (1)	N. "J" Street	0144-123-03	0.11	\$16,400
32	Vacant N. "J" Street Residential Property #2 (1)	N. "J" Street	0144-131-36	0.11	\$16,400
33	Vacant W. 17 th Street Residential Property (1)	W. 17th Street	0144-123-46	0.11	\$16,400
34	Vacant N. Harris Street Residential Property (1)	N. Harris Street	0144-131-21	0.11	\$16,400
35	Vacant Union Street Residential Property (1)	1348 Union Street	0139-231-34	0.16	\$55,000
36	Vacant N. Crescent Avenue Residential Property (1)	673 N. Crescent Avenue	0134-014-10	0.08	\$8,500
37	Vacant N. "D" Street Residential Property #1 (1)	1238 N. "D" Street	0145-242-32	0.18	\$38,000
38	Vacant N. "D" Street Residential Property #2 (1)	N. "D" Street	0145-242-33	0.15	\$35,000
39	Vacant Wall Avenue Residential Property (1)	1256 Wall Avenue	0146-241-07	0.17	\$93,000
40	Vacant N. Del Rosa Avenue Residential Property (1)	N. Del Rosa Avenue	0155-101-08	0.92	\$95,000
41	Vacant E. Santa Fe Street Industrial Property (1)	686 E. Santa Fe Street	0280-062-07	0.23	\$29,000
42	Vacant S. Foisy Street Industrial Property (1)	904 S. Foisy Street	0280-131-23	0.66	\$82,000
43	Vacant S. Washington Street Industrial Property (1)	882 S. Washington Street	0136-461-09	0.58	\$72,000
44	Vacant N. Mt. Vernon Avenue Commercial Property (2)	757 N. Mt. Vernon Avenue	0139-291-60	0.73	\$252,000
		761 N. Mt. Vernon Avenue	0139-291-61		
45	N. "E" Street Unoccupied Restaurant Building (1)	385 N. "E" Street	0134-241-64	0.06	\$88,000
46	E. Cooley Avenue Parking Lot (2)	E. Cooley Avenue	0281-031-51	4.33	\$310,000
			0281-041-41		
47	E. Cooley Avenue Industrial Property (2)	E. Cooley Avenue	0281-021-30	6.31	\$372,000
			0281-031-52		