

RESOLUTION NO. OB 13-08

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE FIREBAUGH REDEVELOPMENT AGENCY APPROVING A CONTRACT WITH ROSENOW SPEVACEK GROUP, INC. TO PREPARE THE LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH & SAFETY CODE SECTION 34191.5

WHEREAS, the Oversight Board of the Successor Agency to the Firebaugh Redevelopment Agency ("Oversight Board") has been established to direct the Successor Agency to the Firebaugh Redevelopment Agency ("Successor Agency") to take certain actions to wind down the affairs of the Redevelopment Agency in accordance with the California Health and Safety Code; and

WHEREAS, the Successor Agency desires to enter into a contract with Rosenow-Spevacek Group ("RSG") to prepare a Long Range Property Management Plan as required by California Health & Safety Code ("HSC") Section 34191.5 attached herewith as Exhibit "A" ("LRPMP Contract"); and

WHEREAS, the costs associated with preparation of the LRPMP were listed on Recognized Obligation Payment Schedule 2013-14A and approved by the Department of Finance on April 11, 2013; and

WHEREAS, Health & Safety Code Section 34177.3(b) states that successor agencies may create enforceable obligations to conduct the work of winding down the redevelopment agency; and

WHEREAS, the Successor Agency approved the proposed LRPMP Contract on May 6, 2013; and

WHEREAS, the Oversight Board desires to approve the LRPMP Contract.

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

SECTION 1. The LRPMP Contract is hereby approved.

SECTION 2. The Oversight Board hereby authorizes the City Manager to take such other and further action consistent with this resolution and sign and transmit any documents, as necessary, in order to implement this Resolution on behalf of the Successor Agency.

SECTION 3. The Oversight Board Secretary shall certify to the adoption of this Resolution.

The above and foregoing resolution was duly passed and adopted at a regular meeting by the Oversight Board of Successor Agency to the City of Firebaugh Redevelopment Agency, held on the 16th day of May, 2013, by the following vote:

AYES: Minnite, Knight, Manfredi, Lopez, Cline

NOES:

ABSTAIN:

ABSENT: Freitas, Stoppenbrink

APPROVED:


Chairperson, Oversight Board

ATTEST:


Secretary, Oversight Board



ROSENOW SPEVACEK GROUP INC.
309 WEST 4TH STREET
SANTA ANA, CALIFORNIA
92701-4502

T 714 541 4585
F 714 541 1175
E INFO@WEBRSG.COM
WEBRSG.COM

Via Electronic Mail

May 1, 2013

Mr. Ron Manfredi
Interim City Manager
CITY OF FIREBAUGH
1133 "P" St.
Firebaugh, CA 93622

PROPOSAL FOR LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO AB 1484

Dear Mr. Manfredi:

RSG is pleased to present this proposed scope of work and budget to provide the City of Firebaugh ("City") and the Successor Agency to the Redevelopment Agency of the City of Firebaugh ("Successor Agency") for creation of the Long Range Property Management Plan ("Plan") required by Assembly Bill 1484 ("AB 1484"). RSG has been serving as a trusted advisor to our clients for 33 years, but perhaps never more so than the last 20 months during which former redevelopment agencies, and now successor agencies, have been on a crazed and often unpredictable journey. With our assistance, RSG clients were some of the first in the State to adopt high-level disposition procedure policies to guide the decision making process of successor agencies and oversight boards. With the recent passage of AB 1484, the Successor Agency must now also submit a formal Plan for the disposition of real property. Both the Oversight Board and State Department of Finance must approve this Plan.

It is our understanding that the Successor Agency currently holds six properties that will be the subject of the Plan. The Plan must include an inventory of information for each property, and identify the ultimate use or disposition of each property. Permitted uses include the following:

- Retention of property for governmental use
- Retention of property for future development
- Sale of property
- Use of property to fulfill and enforceable obligation

Once the Plan is approved, the properties subject to disposition are placed in a Community Redevelopment Property Trust Fund administered by the Successor Agency. Given the challenges facing both the Successor Agency and the City, RSG understands that time is of the essence. The Plan proposed here is designed to meet the standards of AB 1484 and facilitate

COMMUNITY INVESTMENT & IMPROVEMENT
LOCAL GOVERNMENT SOLUTIONS
FINANCIAL ANALYSIS
REAL ESTATE & DEVELOPMENT
HOUSING

Mr. Ron Manfredi
Interim City Manager
CITY OF FIREBAUGH
May 1, 2013
Page 2

the transfer of properties efficiently. Disposition procedures and policies in the Plan will be designed to allow for some discretion and flexibility, while preserving the intent of the law by creating a framework that facilitates the best possible outcome for all involved parties.

SCOPE OF SERVICES

The proposed Scope of Services is based upon AB 1484. RSG is happy to discuss modifications to the scope as needed to satisfy the City's needs. RSG has identified the following tasks.

Task 1: Kickoff Meeting

The RSG consulting team will meet with staff to collect information on the sites and discuss the Successor Agency's requirements and goals for site disposition and development. We believe this task may be accomplished via conference call.

Task 2: Property Inventory Database

RSG will review available pertinent data and documentation to create the comprehensive database required by AB 1484 that will reflect the utilization and valuation of the Successor Agency properties, including the following:

- Location, site/parcel, and lot size
- General Plan and Zoning designation
- Sales/use history of property
- Environmental information to determine status
- Tenant status/potential for relocation obligations
- Original purpose for acquisition of property
- Title Reports (coordinate securing and review of title reports to determine encumbrances, easements, etc.)
- Date of acquisition
- Purchase price/value at time of acquisition
- Notations of any redevelopment plans which identifies subject properties
- Fund type to acquire property (i.e., tax exempt bonds, tax increment)
- Any contracts for lease or other encumbrance of the property
- Site constraints and policies (adjacent uses, design, density, environmental setting, transportation corridor and infrastructure capacity)
- Potential for transit-oriented development
- History of proposals for use where applicable

Where applicable, RSG would consult with appropriate staff and legal counsel to ensure adequate understanding of specific policies, standards, and/or conditions that must guide disposition, such as a judgment or settlement agreement.

Task 3: Abbreviated Market Analysis (if needed)

If recent market value information is not readily accessible through recent appraisals or other documentation, RSG will collect information on the local real estate market for the area to determine reasonable sales values that may be achieved from those properties that would be disposed of on the open market. Our data will be analyzed and summarized in tables and charts for inclusion in the Plan.

Mr. Ron Manfredi
Interim City Manager
CITY OF FIREBAUGH
May 1, 2013
Page 3

Task 4: Prepare & Present the Strategic Asset Disposition and Marketing Plan

RSG will prepare a streamlined Plan, consisting of an executive summary, the required parcel database to satisfy the requirements of Section 34191.5(c)(1), an abbreviated market analysis outlining reasonable expectations for sale revenues, and disposition procedures that may be adopted by the Successor Agency and/or the Oversight Board. The document will provide a text narrative for all pertinent properties that indicate the Successor Agency's intentions for disposition, land use planning objectives, and a brief summary determining the potential for properties to target transit-oriented development. The Plan would rely heavily on visuals such as tables and charts for clarity.

TIMELINE

The Successor Agency should receive exclusive Redevelopment Property Tax Trust Fund ("RPTTF") monies on June 1, 2013 to cover the costs of preparing the Plan. This money can be expended starting July 1, 2013. We anticipate scheduling a kickoff meeting in July 2013 and completing the Plan within 30- 60 days from the kickoff meeting.

PROJECT TEAM

Ms. Tara Howard, Senior Associate, will be the Project Manager, and will be assisted by Alexa Smittle, Senior Associate and Jane Carlson, Senior Analyst. Ms. Felise Acosta, Partner will be the principal in charge of this engagement. Additional staff may be assigned as needed.

FEES

We will provide these services on a time-and-materials basis, with a not to exceed amount of \$10,500. This engagement was listed on the Successor Agency's Recognized Obligation Payment Schedule covering the period July to December 2013 and was approved by the California Department of Finance in the amount of \$35,000. This contract will be applied to the 4 total allocation for property disposition. As such, funding will be provided by property tax revenue in the form of RPTTF.

RSG does not charge clients for mileage (except direct costs related to field surveys), parking, standard telephone/fax expenses, general postage or incidental copies. However, we do charge for messenger services, overnight shipping/express mail costs and teleconferencing services. We also charge for copies of reports, documents, notices, and support material in excess of five (5) copies. These costs are charged back at the actual expense plus a 10% surcharge.

RSG issues monthly invoices payable upon receipt, unless otherwise agreed upon in advance. Invoices identify tasks completed to date, hours expended and the hourly rate.

HOURLY BILLING RATES:

Principal/Director	\$ 210
Senior Associate	165
Associate	150
Senior Analyst	125

Mr. Ron Manfredi
Interim City Manager
CITY OF FIREBAUGH
May 1, 2013
Page 4

Analyst	115
Research Assistant	100
Technician	75
Clerical	60
Reimbursable Expenses	Cost plus 10%


We appreciate the opportunity to submit our proposal to the City and Successor Agency, and look forward to working with you again. If you have any questions, please do not hesitate to contact me at 714.316.2111.

Sincerely,
ROSENOW SPEVACEK GROUP, INC.



Felise Acosta
Principal

APPROVED AND AUTHORIZED:

Signed: 
Title: City Manager
Date: 5-24-13