



## BOARD OF SUPERVISORS

### POLICY FOR EVALUATING COMPENSATION AGREEMENTS PROPOSED PURSUANT TO HEALTH AND SAFETY CODE § 34180 *et seq.*

*"The County, including all affected taxing entities governed by the Board of Supervisors, will agree to defer payment of the current gross market value of real property transferred from a redevelopment successor agency to a city at the time of the transfer, pursuant to Health and Safety Code (HSC) 34180(f)(1), until such time that the city enters into sale agreement with a developer or other private party, through a negotiated compensation agreement, under the following conditions:*

- 1. The deferral of a payment of gross market value will not exceed five years beginning on the date that the compensation agreement is executed by the County and the City.*
- 2. The gross market value paid to the County will be the highest fair market value of the real property, beginning on the date that the compensation agreement is executed until the property is sold. For purposes of determining which year had the highest fair market value, the parties will agree to use the fair market value on the date that the compensation agreement is executed and July 1<sup>st</sup> of each subsequent year.*
- 3. The County and City will agree to record the executed compensation agreement against all properties identified in the compensation agreement.*
- 4. The City will record an updated Grant Deed against all properties identified in the compensation agreement, subject to final review and approval of the County, which will not be unreasonably withheld, restricting the property's use to representations made in the Successor Agency's Long Range Property Management Plan approved by the California Department of Finance.*
- 5. Should the parties not reach agreement on a compensation agreement, then the City shall compensate the County pursuant to HSC § 34180(f)(2).*