

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD

FOR THE COUNTY OF CONTRA COSTA

Adopted this Resolution on 09/23/2019 by the following vote:

AYE: ☐

NO: ☐

ABSENT: ☐

ABSTAIN: ☐

RECUSE: ☐



Resolution: 2019/52

RESOLUTION 2019/52 OF THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD APPROVING A PURCHASE AND SALE AGREEMENT BY WHICH THE SUCCESSOR AGENCY to the pleasant hill redevelopment agency WILL TRANSFER CERTAIN PROPERTY LOCATED AT 250 CLEAVELAND ROAD, PLEASANT HILL, CALIFORNIA TO HABITAT FOR HUMANITY EAST BAY/SILICON VALLEY, IN ACCORDANCE WITH THE DOF-APPROVED LONG RANGE PROPERTY MANAGEMENT PLAN AND THE DISSOLUTION ACT

WHEREAS, the Contra Costa Countywide Oversight Board ("Oversight Board") has been established to direct the Successor Agency to the Pleasant Hill Redevelopment Agency ("Successor Agency") to take certain actions to wind down the affairs of the Redevelopment Agency in accordance with the Dissolution Act (enacted by Assembly Bills 26, 471 and 1484 and Senate Bill 107, as codified in the California Health and Safety Code); and

WHEREAS, Section 34191.5(b) requires the Successor Agency to prepare a long range property management plan ("LRPMP") addressing the future disposition and use of all real properties of the Former Agency no later than six months following the Department of Finance's ("DOF") issuance to the Successor Agency of a finding of completion under Section 34179.7; and WHEREAS, the Successor Agency received a Finding of Completion on August 7, 2013, and thereafter prepared its LRPMP, which was approved by the local oversight board on October 1, 2015 and then by the DOF in a decision letter issued and dated as of October 9, 2015; and

WHEREAS, the Successor Agency has negotiated the terms of a Purchase and Sale Agreement ("Agreement") with Habitat for Humanity East Bay/Silicon Valley ("Purchaser") related to the disposition of certain real property of approximately 10,890 square feet of land with a common address of 250 Cleaveland Road, Pleasant Hill, California, and identified as Assessor's Parcel Number ("APN") 149-130-016, as listed on the LRPMP as Property No. 1 ("Property"); and

WHEREAS, the purchase price for the Property under the Agreement is \$10; and

WHEREAS, the Purchaser has proposed to develop the Property with seven single-family units of affordable housing with low and moderate income ownership units; and

WHEREAS, the Successor Agency approved the Agreement at a special meeting on September 16, 2019 and submitted it to the Oversight Board for its review, consideration and approval; and

WHEREAS, in compliance with Section 34181(f), the Oversight Board published notice of its consideration of the Agreement at this Public meeting after at least 10 days' notice to the public; and

WHEREAS, pursuant to Dissolution Act Section 34191.5(f), if the Oversight Board approves the Agreement, no further action by DOF is required to complete the transfer and transaction, therefore, this Agreement is not subject to submittal to, or further review and approval by DOF because this Agreement carries out the LRPMP and DOF approved that LRPMP in accordance with the Dissolution Act, including without limitation, Sections 34179, 34181 and 34191.5; and

WHEREAS, the transfer of the Property to the Purchaser under the Agreement complies with the Dissolution Act and is in the best interests of the taxing entities.

NOW, THEREFORE, THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD DOES HEREBY FIND AND RESOLVE AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Oversight Board hereby approves the transfer of the Property and approves the Agreement in substantially the form attached hereto as Exhibit "A".

Section 3. The officers of the Oversight Board and the staff of the Successor Agency are hereby authorized and directed, jointly

and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, and any such actions previously taken by such officers and staff are hereby ratified and confirmed.

Section 4. That a certified copy of this resolution shall be filed with the Successor Agency and Oversight Board Secretaries.

PASSED AND ADOPTED this DAY of 23rd of September, 2019 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

_____ Oversight Board Secretary

Contact:

cc: Suzy Kim, Andrew Murray, Jim Simon, Karen Murphy, Maureen Toms