



**Office of the Executive Director  
65 Civic Avenue  
Pittsburg, California 94565**

**MEMO:** September 23, 2019

**TO:** Countywide Oversight Board

**FROM:** Garrett Evans, Executive Director

**RE:** Adoption of a Countywide Oversight Board Resolution Approving a Transfer of Property from the Successor Agency of the Redevelopment Agency of the City of Pittsburg to the City of Pittsburg for Public Purpose

**EXECUTIVE SUMMARY**

The Successor Agency for the Redevelopment Agency of the City of Pittsburg (Successor Agency) propose to transfer APN 085-041-034 (Property) to the City of Pittsburg (City) for public purpose.

**FISCAL IMPACT**

The transfer of the Property from the Successor Agency to the City will have a financial impact to the City's general fund for maintenance and special levies assessed on the Property.

**RECOMMENDATION**

Contra Costa County Oversight Board (Countywide Oversight Board) adopt the Resolution approving the transfer of the Property for public purpose.

**BACKGROUND**

On June 29, 2011, the Governor signed into law AB 26x1, also referred to as the "Dissolution Act" which automatically suspended redevelopment activities and on December 29, 2011, the California State Supreme Court upheld the provisions of the Dissolution Act, thereby dissolving all redevelopment agencies on February 1, 2012. On June 27, 2012, the Governor signed into law budget trailer bill AB 1484. AB 1484 further clarified the Dissolution Act which included the process in which properties are to be disposed by the former redevelopment agencies.

California Health & Safety Code Section 34191.5 requires a successor agency to prepare

a long range property management plan (LRPMP) that addresses the disposition and use of the real properties of the former redevelopment agency. The Successor Agency's LRPMP was approved by the California State Department of Finance (DOF) on December 12, 2014, and then was later amended and approved by the DOF on December 31, 2015.

The Successor Agency was the owner of certain real property located at 6 Bayside Drive, then known as APN No. 085-041-031 (Original Parcel). The Original Parcel consisted of a leased structure, paved area, portions of a roadway, landscaping, and a storage structure, that was bisected by a public roadway known as River Park Drive. The Original Parcel was included in the approved LRPMP.

On November 14, 2016, Parcel Map Waiver 16-03 was recorded, and the Original Parcel was subdivided into two parcels: Parcel A – APN 085-041-033 and Parcel B or the Property – 085-041-034, shown as Exhibit A to the staff report.

Parcel A consisted of a structure and paved area, leased to VJ Marine, who operates a boat repair business and sells boat accessories. Parcel B/Property consists of portions of a roadway, landscaping, and a storage structure used by the City's Public Works/Marina to store equipment, tools, and materials used to manage and maintain the Pittsburg's marina. The storage structure straddles Parcel B/Property and an adjacent City-owned parcel known as APN 085-020-004, as shown in Exhibit B to the staff report.

Pursuant to the LRPMP, Parcel A was sold to the Frank P. Macaluso 2015 Living Trust, U/A dated October 19, 2015 who is the owner and operator of VJ Marine.

### **SUBCOMMITTEE FINDINGS**

This proposed transfer of the Property has not been discussed in a subcommittee.

### **STAFF ANALYSIS**

Although public agencies are exempt from paying ad valorem, they are still required to pay the special assessments levied on properties. The unpaid redemption tax bill is \$1,422.51 and will continue accrue interest and penalties until paid.

Upon receiving Countywide Oversight Board and DOF approval of the transfer of the Property, acceptance of the Property will be taken to the City Council for consideration. Upon approval and acceptance by the City Council, the redemption property tax bill and future property tax bills will be paid, and the Property's maintenance will be allocated under the Citywide maintenance schedule.

ATTACHMENTS: Resolution  
Exhibits A and B

Report Prepared By: Maria M. Aliotti, Director of Community Services