

AGENDA
OVERSIGHT BOARD MEETING
FONTANA REDEVELOPMENT SUCCESSOR AGENCY

FRIDAY, MAY 15, 2015
8:30 A.M.

Fontana City Hall
Executive Conference Room
8353 Sierra Avenue
Fontana, CA 92335

EVELYNE SSENKOLOTO, Chair
City of Fontana
Employee Appointment

ACQUANETTA WARREN, Vice-Chair
City of Fontana
Mayor Appointment

RANDAL S. BASSETT
Fontana Unified School District
County Superintendent of Education Appointment

DR. ERIC BISHOP
Chaffey College District
Chaffey College Appointment

LAURA A. MANCHA
County of San Bernardino
Board of Supervisors Appointment
Public Member Appointment

KATHRYN BRANN
County of San Bernardino
Board of Supervisors Appointment

JOHN B. ROBERTS
City of Fontana
Fontana Fire Protection District Appointment

In compliance with the Americans with Disabilities Act, the City of Fontana is wheelchair accessible. If other special Assistance is required, please contact the Fontana City Clerk's Office (909-350-7602) 48 hours prior to the scheduled meeting so the Oversight Board can make reasonable arrangements.

AGENDA
OVERSIGHT BOARD MEETING
FONTANA REDEVELOPMENT SUCCESSOR AGENCY
FRIDAY, MAY 15, 2015
8:30 A.M.

This meeting will take place in the Fontana City Hall – Executive Conference Room located at 8353 Sierra Avenue, Fontana, CA 92335

Welcome to a meeting of the Oversight Board – Fontana Redevelopment Successor Agency. A complete agenda packet is located on the table in the Executive Conference Room. To address the Board, please fill out a card located at the entrance indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the Recording Secretary. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act, the Executive Conference Room is wheel chair accessible.

Traducción en Español disponible a petición. Favor de notificar al Departamento "City Clerk". Para mayor información, favor de marcar el número (909) 350-7602.

CALL TO ORDER/ROLL CALL:

PUBLIC COMMUNICATIONS:

This is an opportunity for citizens to speak for up to five minutes on items not on the agenda, but within the Oversight Board's jurisdiction. The Board is prohibited by law from discussing or taking immediate action on non-agendized items.

CONSENT ITEMS (A-B):

- A. Approval of Minutes for February 20, 2015 Fontana Oversight Board Meeting
- B. Sale of Properties – Round #2 Long-Range Property Management Plan (LRPMP)
 - (1) Adopt **Resolution No. FOB 2015-**____ approving the sale of the former Fontana Redevelopment Agency property located at 6580 Oleander Avenue (Fontana Auto Center) to VRP Inc.;
 - (2) Adopt **Resolution No. FOB 2015-**____ approving the sale of the former Fontana Redevelopment Agency property located at 6384 Knox Avenue to New Legacy Development Corporation;
 - (3) Adopt **Resolution No. FOB 2015-**____ approving the sale of the former Fontana Redevelopment Agency property located at 9432 Sierra Avenue (adjacent to Westech College) to Dix Development Inc.;
 - (4) Adopt **Resolution No. FOB 2015-**____ approving the sale of the former Fontana Redevelopment Agency properties identified as APN #0193-391-29; #0193-401-17;

#0193-401-24 and -25, #0236-211-51 and -55, #0236-225-21, -25 and 32, located within the Southern California Edison (SCE) Easement – to the City of Fontana;

(5) Adopt **Resolution No. FOB 2015-**____ approving the sale of the former Fontana Redevelopment Agency property identified as APN #0226-075-47 – located at the I-15 & Duncan Canyon – to the City of Fontana;

(6) Adopt **Resolution No. FOB 2015-**____ approving the sale of the former Fontana Redevelopment Agency property identified as APN #0192-151-22 – located on Wheeler Avenue in Downtown Fontana – to the City of Fontana;

(7) Adopt **Resolution No. FOB 2015-**____ approving the sale of the former Fontana Redevelopment Agency properties identified as APN #0228-301-02, -03, -06, -07, -08 and -52 – located at South Highland and Citrus Avenues – to the City of Fontana;

(8) Authorize the City Manager to negotiate and execute purchase and sale agreements and/or any other documents necessary or appropriate to implement said sales on behalf of the Fontana Oversight Board of the Successor Agency to the Fontana Redevelopment Agency;

(9) Determine that this action is exempt from the California Environmental Quality Act (CEQA), and direct staff to file a Notice of Exemption.

STAFF/BOARD MEMBER COMMUNICATION

A. Staff/Board Member Communication

ADJOURNMENT:

Next Meeting: The next Oversight Board meeting is scheduled for Friday, September 18, 2015, at 8:30 a.m. in the Fontana City Hall, Executive Conference Room located at 8353 Sierra Avenue, Fontana, CA 92335.

**MINUTES OF THE OVERSIGHT BOARD
FONTANA REDEVELOPMENT SUCCESSOR AGENCY
FRIDAY, FEBRUARY 20, 2015**

CALL TO ORDER/ROLL CALL:

The Meeting of the Oversight Board, Fontana Redevelopment Successor Agency, was called to order at 8:35 a.m., which was held on Friday, February 20, 2015, in the Fontana City Hall, Executive Conference Room, 8353 Sierra Avenue, Fontana, California.

OSB Members Present: Chair Evelyne Ssenkoloto, Vice-Chair Acquanetta Warren, and OSB Members John Roberts, Dr. Eric Bishop, Laura Mancha, and Randal Bassett.

OSB Members Absent: OSB Member Kathryn Brann.

OSB Staff Present: Ken Hunt, City Manager; David Edgar, Deputy City Manager, Administrative Services; Lisa Strong, Management Services Director; Cecilia Lopez-Henderson, Deputy City Clerk.

PUBLIC COMMUNICATIONS: There were no public communications received.

CONSENT ITEMS (A-C):

A. APPROVAL OF MINUTES FOR DECEMBER 12, 2014, FONTANA OVERSIGHT BOARD MEETING

ACTION: Motion was made by OSB Member Bishop, and seconded by OSB Member Roberts to approve the December 12, 2014 Minutes of the Oversight Board Meeting, Fontana Redevelopment Successor Agency. Motion passed by vote of 3-0-1-2 (Ayes: OSB Members Warren, Roberts, and Bishop; Noes: 0; Absent: OSB Member Brann; Abstain: Chair Ssenkoloto and OSB Member Mancha).

B. (1) ADOPT RESOLUTION NO. FOB 2015-01 APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(I) FOR JULY 1, 2015 THROUGH DECEMBER 31, 2015; (2) DETERMINE THAT THIS ACTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); AND DIRECT STAFF TO FILE A NOTICE OF EXEMPTION

Lisa Strong, Management Services Director, presented a staff report on the Recognized Obligation Payment Schedule (ROPS 15-16A), and outlined the items contained in the report and its balance. Ms. Strong noted it was a continuation ROPS and that no new items had been added. Ms. Strong summarized all amounts received from the State of California, noting that there was an increase in totals due to the sale of some properties

and positive return on investments. Ms. Strong concluded by providing the ultimate net amount of residual that the City received.

ACTION: Motion was made by OSB Member Bishop, and seconded by OSB Member Warren and passed by vote of 6-0-1 to approve Consent Item "B" (Ayes: OSB Members Ssenkoloto, Warren, Roberts, Bishop, Bassett, and Mancha; Noes: 0; Absent: Brann).

C. UPDATE ON PROPERTY DISPOSITION PROCESS

David Edgar, Deputy City Manager, provided an update on the Property Disposition Process. Mr. Edgar noted that the City sold two of the eligible properties, with the first being restaurant pads adjacent to the Hilton Garden Inn and the second being a parking lot adjacent to Westech College. Mr. Edgar noted additional properties that had been approved for sale by the Oversight Board and were presently in the escrow process, and other properties that had completed the escrow process and were no longer affiliated with the City. Mr. Edgar noted that the California Department of Finance (DOF) notified the City that it would like to conclude its Redevelopment process by the end of the calendar year. Mr. Edgar provided an overall overview of all the properties owned by the former Fontana Redevelopment Agency and their current status, highlighting possible properties that the City of Fontana might be interested in purchasing.

STAFF/BOARD MEMBER COMMUNICATION

There were no Staff/Board Member Communications made.

ADJOURNMENT:

Chair Ssenkoloto announced that the next Fontana Oversight Board Meeting would be held on Friday, May 15, 2015, at 8:30 a.m. in the Fontana City Hall, Executive Conference Room, located at 8353 Sierra Avenue, Fontana, CA 92335. The OSB Meeting was adjourned at 8:50 a.m.

John Roberts
Secretary

Evelyne Ssenkoloto
Chair

**OVERSIGHT BOARD ACTION REPORT
FONTANA REDEVELOPMENT SUCCESSOR AGENCY
MAY 15, 2015**

FROM: Housing and Business Development

SUBJECT: Sale of Properties – Round #2
Long Range Property Management Plan (LRPMP)

RECOMMENDED ACTION:

- (1) Adopt **Resolution No. FOB 2015** - ____ approving the sale of the former Fontana Redevelopment Agency property located at 6580 Oleander Avenue (Fontana Auto Center) to VRP Inc.;
- (2) Adopt **Resolution No. FOB 2015** - ____ approving the sale of the former Fontana Redevelopment Agency property located at 6384 Knox Avenue to New Legacy Development Corporation;
- (3) Adopt **Resolution No. FOB 2015** - ____ approving the sale of the former Fontana Redevelopment Agency property located at 9432 Sierra Avenue (adjacent to Westech College) to Dix Development Inc.;
- (4) Adopt **Resolution No. FOB 2015** - ____ approving the sale of the former Fontana Redevelopment Agency properties identified as APN #019339129, #019340117, #019340124-25, #023621151 & 55, #023622521, 25 and 32 - located within the Southern California Edison (SCE) easement – to the City of Fontana;
- (5) Adopt **Resolution No. FOB 2015** - ____ approving the sale of the former Fontana Redevelopment Agency property identified as APN #022607547 - located at the I15 & Duncan Canyon - to the City of Fontana;
- (6) Adopt **Resolution No. FOB 2015** - ____ approving the sale of the former Fontana Redevelopment Agency property identified as APN #019215122 – located on Wheeler Avenue in Downtown Fontana - to the City of Fontana;
- (7) Adopt **Resolution No. FOB 2015** - ____ approving the sale of the former Fontana Redevelopment Agency properties identified as APN #022830102, 03, 06, 07, 08 & 52 - located at South Highland and Citrus Avenues - to the City of Fontana;
- (8) Authorize the City Manager to negotiate and execute purchase and sale agreements and/or any other documents necessary or appropriate to implement said sales on behalf of the Fontana Oversight Board.
- (9) Determine that this action is exempt from the California Environmental Quality Act and direct staff to file a Notice of Exemption.

DISCUSSION:

As required by AB 1484 the Successor Agency to the Fontana Redevelopment Agency prepared a Long-Range Property Management Plan (LRPMP).

The Successor Agency LRPMP addresses the transfer, disposition and future use of one-hundred sixteen (116) properties previously owned by the former Fontana Redevelopment Agency. The LRPMP was approved by the State Department of Finance (DOF) on May 23rd, 2013.

The LRPMP identified ten (10) categories of former RDA properties to be offered "for sale". The State Department of Finance (DOF) has established no specific processes or guidelines for the disposition of these properties, other than to "maximize value". DOF has confirmed and acknowledged that the City is able to consider the ultimate use of the property, as well as the sales prices offered, as part of the disposition process.

Each of the LRPMP properties identified as "for sale" were placed on the market and advertised through the real estate brokerage community from August 1st 2014 through October 1st, 2014. Through that process, the Successor Agency and Oversight Board approved the sale of five (5) LRPMP properties. The sale of those properties was subsequently approved by the State Department of Finance (DOF) and those sale transactions and escrows have now been fully completed.

As a follow-up to the original offering, the remaining LRPMP "for sale" properties were placed on the market and advertised through the real estate brokerage community from February 1st through March 30th.

Through that process, the Successor Agency received offers on three properties from private-parties/companies. In addition, the City of Fontana has also identified four properties to be acquired and retained for public use through this process.

To that end, the following seven (7) properties are being presented to the Oversight Board for acceptance of the "offers" and consideration of sale to the identified buyers (private and public).

- 6580 Oleander Avenue;

Located at 6580 Oleander Avenue, within the Fontana Auto Center, this .82 acre site is part of the Auto Center Overlay Zone.

VRP Incorporated has submitted an offer of \$40,000 to acquire this parcel.

VRP Inc., are the owners of the KIA Dealership to be constructed on the North-West corner of Oleander and South Highland Avenues.

The intended use for this property will be auto-related, in support of the new KIA Dealership (located directly across the street).

- 6384 Knox Avenue;

6384 Knox Avenue, consisting of .88 acres of land (and currently zoned residential), is located directly across from the proposed 210 Sports Park. New Legacy Development Corporation has submitted an offer of \$40,000 to acquire this parcel.

New Legacy Development Corporation intends to utilize the property for the construction of single-family homes.

- 9432 Sierra Avenue;

9432 Sierra Avenue, consisting of 1.02 acres of land (and currently zoned commercial), is located North of - and adjacent to - Westech College.

Dix Development Corporation has submitted an offer of \$244,370 to acquire this parcel.

Dix Development Corporation, builders of the Westech College Facility, intends to utilize this property (along with the adjacent City-owned parcel) for construction of a Medical Office Building.

- SCE Easement Properties;

Located within the Southern California Edison easement in South Fontana, these nine (9) parcels encompass approximately 55 acres of land.

The City of Fontana has submitted an offer for the acquisition of these nine parcels of land.

The offer price is \$25,000.

There are currently no intended or specific uses for the land, other than to preserve the property as "open space".

- I15/Duncan Canyon Property;

Located at Duncan Canyon and Lytle Creek Road in North Fontana, this "remnant" parcel encompasses approximately .36 acres of land.

The City of Fontana has submitted an offer for the acquisition of this "remnant" parcel.

The offer price is \$1,000.

There are no intended uses of the land, other than to preserve the property as "open space".

- Wheeler Avenue Property;

Located on Wheeler Avenue in Downtown Fontana, this property (currently being utilized for parking) encompasses approximately .08 acres of land.

This parcel is located North of – and adjacent to - a similar sized property owned by the City of Fontana, which is also being utilized as parking.

The City of Fontana has submitted an offer for the acquisition of this parcel.

The offer price is \$10,000.

The City of Fontana is acquiring this property to ensure the continued use of this land as parking for businesses located in Downtown Fontana.

- South Highland & Citrus Avenue Properties;

These six (6) individual parcels encompass approximately 1.02 acres of land.

The parcels are part of a larger (commercial zoned) development area located on the North-West corner of South Highland and Citrus Avenue.

The entire development area encompasses approximately 7.8 acres of land – including approximately 6.7 acres of land that is currently owned by the City of Fontana.

The City of Fontana has submitted an offer for the acquisition of these parcels.

The offer price is \$100,000.

The City of Fontana is acquiring these parcels to ensure their inclusion as part of the larger commercial development.

The Successor Agency does not assert any rights or make any claims regarding the retention or use of sale proceeds from any property identified within the LRPMP (other than those costs/expenses directly related to the sale). Therefore, following the sale of these properties, all of the net sale proceeds will be submitted to the County of San Bernardino Auditor-Controller's Office ("Auditor's Office") for disbursement to the affected taxing entities.

On Tuesday, April 28th the Successor Agency reviewed and approved the sale of these selected LRPMP properties to the respective buyers (for the identified amounts). Following consideration by the Oversight Board, the recommended property sale "offers" will then be submitted to the State Department of Finance for their review and consideration.

The Department of Finance may elect to approve or deny the submitted offers based upon their analysis of value. Based upon the time-frames established for DOF's review and consideration of the recommended "offers" it is anticipated that escrow would close on these properties in July, 2015.

Adoption of the attached Resolutions and approval of the proposed buyers by the Oversight Board will facilitate the sale and disposition of selected LRPMP properties previously owned by the former Fontana Redevelopment Agency in compliance with AB 1484.

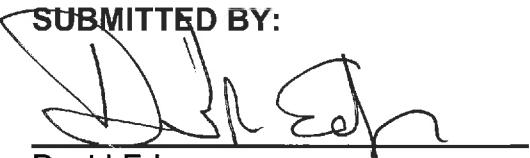
FISCAL IMPACT:

None

MOTION:

Accept staff recommendation.

SUBMITTED BY:



David Edgar
Deputy City Manager

APPROVED BY:



Kenneth R. Hunt
City Manager

ATTACHMENT:

Proposed Resolutions

RESOLUTION NO. FOB 2015-_____

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY APPROVING THE SALE OF 6580 OLEANDER AVENUE TO VRP INCORPORATED AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Fontana ("Successor Agency") is the successor agency to the former Fontana Redevelopment Agency ("Agency"); and

WHEREAS, The Oversight Board for the Successor Agency ("Oversight Board") was established pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, prior to its dissolution the Agency purchased that certain real property identified as 6580 Oleander Avenue in the City of Fontana, California ("Property"); and

WHEREAS, upon the Agency's dissolution the Agency's assets, including the Property, automatically transferred to the Successor Agency; and

WHEREAS, VRP Inc. ("Buyer") has offered to purchase the Property for \$40,000 which the Successor Agency has determined is a fair market value; and

WHEREAS, Health and Safety Code section 34177(e) requires the Successor Agency to dispose of assets and properties of the former Agency as directed by the Oversight Board, to be done expeditiously and in a manner aimed at maximizing value; and

WHEREAS, the Successor Agency and Buyer desire to negotiate and execute a Real Property Purchase and Sale Agreement and Joint Escrow Instructions ("Agreement"), in which the Successor Agency agrees to sell to Buyer and Buyer agrees to purchase from the Successor Agency the Property; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. Pursuant to California Environmental Quality Act (Pub. Resources Code, §§ 21000 *et seq.*) ("CEQA") and the State and local CEQA Guidelines, the governing board of the Oversight Board to the Successor Agency determines that its approval of the sale of the Property and authorization to execute the Agreement is not an action that may have a significant effect on the environment, because it is only a transfer of property. The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, is authorized and directed to file a Notice of Exemption with the appropriate official of the County of San Bernardino, California, within five (5) days following the date of adoption of this Resolution.

Section 3. Approval of Sale of Property. The Governing Board of the Oversight Board to the Successor Agency hereby approves the sale of the Property to Buyer in the amount of \$40,000.

Section 4. Implementation. The City Manager or his or her designee is hereby authorized and directed to, on behalf of the Oversight Board to the Successor Agency, negotiate and execute the Agreement with Buyer and to take any action necessary to carry out the purposes of this Resolution in compliance with applicable law, including taking any actions necessary to transfer the Property to Buyer.

Section 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board to the Successor Agency declares that the Oversight Board to the Successor Agency would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 6. Certification. The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, shall certify to the adoption of this Resolution.

Section 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

APPROVED and ADOPTED 15th day of May, 2015.

Evelyne Ssenkoloto, Chairperson
Oversight Board of the Successor Agency to the
Fontana Redevelopment Agency

ATTEST:

John Roberts, Secretary
Oversight Board of the Successor Agency to the
Fontana Redevelopment Agency

I, John Roberts, acting as the Secretary of the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency, do hereby certify that the foregoing Resolution is the actual Resolution duly and regularly adopted by the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency at a regular meeting on the 15th day of May, 2015, by the following vote to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Roberts, Oversight Board Secretary

RESOLUTION NO. FOB 2015-_____

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY APPROVING THE SALE OF 6384 KNOX AVENUE TO NEW LEGACY DEVELOPMENT CORPORATION AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Fontana (“Successor Agency”) is the successor agency to the former Fontana Redevelopment Agency (“Agency”); and

WHEREAS, The Oversight Board for the Successor Agency (“Oversight Board”) was established pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, prior to its dissolution the Agency purchased that certain real property identified as 6384 Knox Avenue in the City of Fontana, California (“Property”); and

WHEREAS, upon the Agency’s dissolution the Agency’s assets, including the Property, automatically transferred to the Successor Agency; and

WHEREAS, New Legacy Development Corporation (“Buyer”) has offered to purchase the Property for \$40,000 which the Successor Agency has determined is a fair market value; and

WHEREAS, Health and Safety Code section 34177(e) requires the Successor Agency to dispose of assets and properties of the former Agency as directed by the Oversight Board, to be done expeditiously and in a manner aimed at maximizing value; and

WHEREAS, the Successor Agency and Buyer desire to negotiate and execute a Real Property Purchase and Sale Agreement and Joint Escrow Instructions (“Agreement”), in which the Successor Agency agrees to sell to Buyer and Buyer agrees to purchase from the Successor Agency the Property; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. Pursuant to California Environmental Quality Act (Pub. Resources Code, §§ 21000 *et seq.*) ("CEQA") and the State and local CEQA Guidelines, the governing board of the Oversight Board to the Successor Agency determines that its approval of the sale of the Property and authorization to execute the Agreement is not an action that may have a significant effect on the environment, because it is only a transfer of property. The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, is authorized and directed to file a Notice of Exemption with the appropriate official of the County of San Bernardino, California, within five (5) days following the date of adoption of this Resolution.

Section 3. Approval of Sale of Property. The Governing Board of the Oversight Board to the Successor Agency hereby approves the sale of the Property to Buyer in the amount of \$40,000.

Section 4. Implementation. The City Manager or his or her designee is hereby authorized and directed to, on behalf of the Oversight Board to the Successor Agency, negotiate and execute the Agreement with Buyer and to take any action necessary to carry out the purposes of this Resolution in compliance with applicable law, including taking any actions necessary to transfer the Property to Buyer.

Section 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board to the Successor Agency declares that the Oversight Board to the Successor Agency would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 6. Certification. The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, shall certify to the adoption of this Resolution.

Section 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

APPROVED and ADOPTED 15th day of May, 2015.

Evelyne Ssenkoloto, Chairperson
Oversight Board of the Successor Agency to the
Fontana Redevelopment Agency

ATTEST:

John Roberts, Secretary
Oversight Board of the Successor Agency to the
Fontana Redevelopment Agency

I, John Roberts, acting as the Secretary of the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency, do hereby certify that the foregoing Resolution is the actual Resolution duly and regularly adopted by the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency at a regular meeting on the 15th day of May, 2015, by the following vote to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Roberts, Oversight Board Secretary

RESOLUTION NO. FOB 2015-_____

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY APPROVING THE SALE OF 9432 SIERRA AVENUE TO DIX DEVELOPMENT INCORPORATED AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Fontana ("Successor Agency") is the successor agency to the former Fontana Redevelopment Agency ("Agency"); and

WHEREAS, prior to its dissolution the Agency purchased that certain real property identified as 9432 Sierra Avenue in the City of Fontana, California ("Property"); and

WHEREAS, upon the Agency's dissolution the Agency's assets, including the Property, automatically transferred to the Successor Agency; and

WHEREAS, Dix Development Inc. ("Buyer") has offered to purchase the Property for \$244,370 which the Successor Agency has determined is a fair market value; and

WHEREAS, Health and Safety Code section 34177(e) requires the Successor Agency to dispose of assets and properties of the former Agency as directed by the Oversight Board, to be done expeditiously and in a manner aimed at maximizing value; and

WHEREAS, the Successor Agency and Buyer desire to negotiate and execute a Real Property Purchase and Sale Agreement and Joint Escrow Instructions ("Agreement"), in which the Successor Agency agrees to sell to Buyer and Buyer agrees to purchase from the Successor Agency the Property; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. Pursuant to California Environmental Quality Act (Pub. Resources Code, §§ 21000 *et seq.*) ("CEQA") and the State and local CEQA

Guidelines, the governing board of the Successor Agency determines that its approval of the sale of the Property and authorization to execute the Agreement is not an action that may have a significant effect on the environment, because it is only a transfer of property. The City Clerk, acting on behalf of the Successor Agency, is authorized and directed to file a Notice of Exemption with the appropriate official of the County of San Bernardino, California, within five (5) days following the date of adoption of this Resolution.

Section 3. Approval of Sale of Property. The Governing Board of the Successor Agency hereby approves the sale of the Property to Buyer in the amount of \$244,370.

Section 4. Implementation. The City Manager or his or her designee is hereby authorized and directed to, on behalf of the Successor Agency, negotiate and execute the Agreement with Buyer and to take any action necessary to carry out the purposes of this Resolution in compliance with applicable law, including taking any actions necessary to transfer the Property to Buyer.

Section 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Successor Agency declares that the Successor Agency would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 6. Certification. The City Clerk, acting on behalf of the Successor Agency, shall certify to the adoption of this Resolution.

Section 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

APPROVED and ADOPTED 15th day of May, 2015.

Evelyne Ssenkoloto, Chairperson
Oversight Board of the Successor Agency to the
Fontana Redevelopment Agency

ATTEST:

John Roberts, Secretary
Oversight Board of the Successor Agency to the
Fontana Redevelopment Agency

I, John Roberts, acting as the Secretary of the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency, do hereby certify that the foregoing Resolution is the actual Resolution duly and regularly adopted by the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency at a regular meeting on the 15th day of May, 2015, by the following vote to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Roberts, Oversight Board Secretary

RESOLUTION NO. FOB 2015-_____

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY APPROVING THE SALE OF REAL PROPERTY IDENTIFIED AS APN #019339129, #019340117, #019340124-25, #023621151 & 023621155, #023622521, 023622525 AND 023622532 - LOCATED WITHIN THE SOUTHERN CALIFORNIA EDISON (SCE) EASEMENT - AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Fontana (“Successor Agency”) is the successor agency to the former Fontana Redevelopment Agency (“Agency”); and

WHEREAS, The Oversight Board for the Successor Agency (“Oversight Board”) was established pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, prior to its dissolution the Agency purchased that certain real property identified as APN #019339129, #019340117, #019340124-25, #023621151 & 023621155, #023622521, 023622525 AND 023622532 in the City of Fontana, California (“Property”); and

WHEREAS, upon the Agency’s dissolution the Agency’s assets, including the Property, automatically transferred to the Successor Agency; and

WHEREAS, the City of Fontana (“Buyer”) has offered to purchase the Property for \$25,000 which the Successor Agency has determined is a fair market value; and

WHEREAS, Health and Safety Code section 34177(e) requires the Successor Agency to dispose of assets and properties of the former Agency as directed by the Oversight Board, to be done expeditiously and in a manner aimed at maximizing value; and

WHEREAS, the Successor Agency and Buyer desire to negotiate and execute a Real Property Purchase and Sale Agreement and Joint Escrow Instructions (“Agreement”), in which the Successor Agency agrees to sell to Buyer and Buyer agrees to purchase from the Successor Agency the Property; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. Pursuant to California Environmental Quality Act (Pub. Resources Code, §§ 21000 *et seq.*) ("CEQA") and the State and local CEQA Guidelines, the governing board of the Oversight Board to the Successor Agency determines that its approval of the sale of the Property and authorization to execute the Agreement is not an action that may have a significant effect on the environment, because it is only a transfer of property. The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, is authorized and directed to file a Notice of Exemption with the appropriate official of the County of San Bernardino, California, within five (5) days following the date of adoption of this Resolution.

Section 1. Section 3. Approval of Sale of Property. The Governing Board of the Oversight Board to the Successor Agency hereby approves the sale of the Property to Buyer in the amount of \$25,000.

Section 4. Implementation. The City Manager or his or her designee is hereby authorized and directed to, on behalf of the Oversight Board to the Successor Agency, negotiate and execute the Agreement with Buyer and to take any action necessary to carry out the purposes of this Resolution in compliance with applicable law, including taking any actions necessary to transfer the Property to Buyer.

Section 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board to the Successor Agency declares that the Oversight Board to the Successor Agency would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 6. Certification. The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, shall certify to the adoption of this Resolution.

Section 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

APPROVED and ADOPTED 15th day of May, 2015.

Evelyne Ssenkoloto, Chairperson
Oversight Board of the Successor Agency to the
Fontana Redevelopment Agency

ATTEST:

John Roberts, Secretary
Oversight Board of the Successor Agency to the
Fontana Redevelopment Agency

I, John Roberts, acting as the Secretary of the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency, do hereby certify that the foregoing Resolution is the actual Resolution duly and regularly adopted by the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency at a regular meeting on the 15th day of May, 2015, by the following vote to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Roberts, Oversight Board Secretary

RESOLUTION NO. FOB 2015-_____

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY APPROVING THE SALE OF REAL PROPERTY IDENTIFIED AS APN #022607547 – LOCATED AT THE I15 FREEWAY AND DUNCAN CANYON ROAD – AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Fontana (“Successor Agency”) is the successor agency to the former Fontana Redevelopment Agency (“Agency”); and

WHEREAS, The Oversight Board for the Successor Agency (“Oversight Board”) was established pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, prior to its dissolution the Agency purchased that certain real property identified as APN #022607547 in the City of Fontana, California (“Property”); and

WHEREAS, upon the Agency’s dissolution the Agency’s assets, including the Property, automatically transferred to the Successor Agency; and

WHEREAS, the City of Fontana (“Buyer”) has offered to purchase the Property for \$1,000 which the Successor Agency has determined is a fair market value; and

WHEREAS, Health and Safety Code section 34177(e) requires the Successor Agency to dispose of assets and properties of the former Agency as directed by the Oversight Board, to be done expeditiously and in a manner aimed at maximizing value; and

WHEREAS, the Successor Agency and Buyer desire to negotiate and execute a Real Property Purchase and Sale Agreement and Joint Escrow Instructions (“Agreement”), in which the Successor Agency agrees to sell to Buyer and Buyer agrees to purchase from the Successor Agency the Property; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. Pursuant to California Environmental Quality Act (Pub. Resources Code, §§ 21000 *et seq.*) ("CEQA") and the State and local CEQA Guidelines, the governing board of the Oversight Board to the Successor Agency determines that its approval of the sale of the Property and authorization to execute the Agreement is not an action that may have a significant effect on the environment, because it is only a transfer of property. The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, is authorized and directed to file a Notice of Exemption with the appropriate official of the County of San Bernardino, California, within five (5) days following the date of adoption of this Resolution.

Section 3. Approval of Sale of Property. The Governing Board of the Oversight Board to the Successor Agency hereby approves the sale of the Property to Buyer in the amount of \$1,000.

Section 4. Implementation. The City Manager or his or her designee is hereby authorized and directed to, on behalf of the Oversight Board to the Successor Agency, negotiate and execute the Agreement with Buyer and to take any action necessary to carry out the purposes of this Resolution in compliance with applicable law, including taking any actions necessary to transfer the Property to Buyer.

Section 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board to the Successor Agency declares that the Oversight Board to the Successor Agency would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 6. Certification. The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, shall certify to the adoption of this Resolution.

Section 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

APPROVED and ADOPTED 15th day of May, 2015.

Evelyne Ssenkoloto, Chairperson
Oversight Board of the Successor Agency to the
Fontana Redevelopment Agency

ATTEST:

John Roberts, Secretary
Oversight Board of the Successor Agency to the
Fontana Redevelopment Agency

I, John Roberts, acting as the Secretary of the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency, do hereby certify that the foregoing Resolution is the actual Resolution duly and regularly adopted by the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency at a regular meeting on the 15th day of May, 2015, by the following vote to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Roberts, Oversight Board Secretary

RESOLUTION NO. FOB 2015-_____

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY APPROVING THE SALE OF REAL PROPERTY IDENTIFIED AS APN #019215122 LOCATED ON WHEELER AVENUE – TO THE CITY OF FONTANA - AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Fontana (“Successor Agency”) is the successor agency to the former Fontana Redevelopment Agency (“Agency”); and

WHEREAS, The Oversight Board for the Successor Agency (“Oversight Board”) was established pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, prior to its dissolution the Agency purchased that certain real property identified as APN #019215122 in the City of Fontana, California (“Property”); and

WHEREAS, upon the Agency’s dissolution the Agency’s assets, including the Property, automatically transferred to the Successor Agency; and

WHEREAS, the City of Fontana (“Buyer”) has offered to purchase the Property for \$10,000 which the Successor Agency has determined is a fair market value; and

WHEREAS, Health and Safety Code section 34177(e) requires the Successor Agency to dispose of assets and properties of the former Agency as directed by the Oversight Board, to be done expeditiously and in a manner aimed at maximizing value; and

WHEREAS, the Successor Agency and Buyer desire to negotiate and execute a Real Property Purchase and Sale Agreement and Joint Escrow Instructions (“Agreement”), in which the Successor Agency agrees to sell to Buyer and Buyer agrees to purchase from the Successor Agency the Property; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. Pursuant to California Environmental Quality Act (Pub. Resources Code, §§ 21000 *et seq.*) ("CEQA") and the State and local CEQA Guidelines, the governing board of the Oversight Board to the Successor Agency determines that its approval of the sale of the Property and authorization to execute the Agreement is not an action that may have a significant effect on the environment, because it is only a transfer of property. The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, is authorized and directed to file a Notice of Exemption with the appropriate official of the County of San Bernardino, California, within five (5) days following the date of adoption of this Resolution.

Section 3. Approval of Sale of Property. The Governing Board of the Oversight Board to the Successor Agency hereby approves the sale of the Property to Buyer in the amount of \$10,000.

Section 4. Implementation. The City Manager or his or her designee is hereby authorized and directed to, on behalf of the Oversight Board to the Successor Agency, negotiate and execute the Agreement with Buyer and to take any action necessary to carry out the purposes of this Resolution in compliance with applicable law, including taking any actions necessary to transfer the Property to Buyer.

Section 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board to the Successor Agency declares that the Oversight Board to the Successor Agency would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 6. Certification. The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, shall certify to the adoption of this Resolution.

Section 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

APPROVED and ADOPTED 15th day of May, 2015.

Evelyne Ssenkoloto, Chairperson
Oversight Board of the Successor Agency to the
Fontana Redevelopment Agency

ATTEST:

John Roberts, Secretary
Oversight Board of the Successor Agency to the
Fontana Redevelopment Agency

I, John Roberts, acting as the Secretary of the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency, do hereby certify that the foregoing Resolution is the actual Resolution duly and regularly adopted by the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency at a regular meeting on the 15th day of May, 2015, by the following vote to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Roberts, Oversight Board Secretary

RESOLUTION NO. FOB 2015-_____

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY APPROVING THE SALE OF REAL PROPERTY IDENTIFIED AS APN #022830102-03, #022830106-08 AND #022830152 – LOCATED AT CITRUS AND SOUTH HIGHLAND AVENUES – AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Fontana (“Successor Agency”) is the successor agency to the former Fontana Redevelopment Agency (“Agency”); and

WHEREAS, The Oversight Board for the Successor Agency (“Oversight Board”) was established pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, prior to its dissolution the Agency purchased that certain real property identified as APN #022830102-03, #022830107-08 and #022830152 in the City of Fontana, California (“Property”); and

WHEREAS, upon the Agency’s dissolution the Agency’s assets, including the Property, automatically transferred to the Successor Agency; and

WHEREAS, the City of Fontana (“Buyer”) has offered to purchase the Property for \$100,000 which the Successor Agency has determined is a fair market value; and

WHEREAS, Health and Safety Code section 34177(e) requires the Successor Agency to dispose of assets and properties of the former Agency as directed by the Oversight Board, to be done expeditiously and in a manner aimed at maximizing value; and

WHEREAS, the Successor Agency and Buyer desire to negotiate and execute a Real Property Purchase and Sale Agreement and Joint Escrow Instructions (“Agreement”), in which the Successor Agency agrees to sell to Buyer and Buyer agrees to purchase from the Successor Agency the Property; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. Pursuant to California Environmental Quality Act (Pub. Resources Code, §§ 21000 *et seq.*) ("CEQA") and the State and local CEQA Guidelines, the governing board of the Oversight Board to the Successor Agency determines that its approval of the sale of the Property and authorization to execute the Agreement is not an action that may have a significant effect on the environment, because it is only a transfer of property. The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, is authorized and directed to file a Notice of Exemption with the appropriate official of the County of San Bernardino, California, within five (5) days following the date of adoption of this Resolution.

Section 3. Approval of Sale of Property. The Governing Board of the Oversight Board to the Successor Agency hereby approves the sale of the Property to Buyer in the amount of \$100,000.

Section 4. Implementation. The City Manager or his or her designee is hereby authorized and directed to, on behalf of the Oversight Board to the Successor Agency, negotiate and execute the Agreement with Buyer and to take any action necessary to carry out the purposes of this Resolution in compliance with applicable law, including taking any actions necessary to transfer the Property to Buyer.

Section 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board to the Successor Agency declares that the Oversight Board to the Successor Agency would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 6. Certification. The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, shall certify to the adoption of this Resolution.

Section 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

APPROVED and ADOPTED 15th day of May, 2015.

Evelyne Ssenkoloto, Chairperson
Oversight Board of the Successor Agency to the
Fontana Redevelopment Agency

ATTEST:

John Roberts, Secretary
Oversight Board of the Successor Agency to the
Fontana Redevelopment Agency

I, John Roberts, acting as the Secretary of the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency, do hereby certify that the foregoing Resolution is the actual Resolution duly and regularly adopted by the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency at a regular meeting on the 15th day of May, 2015, by the following vote to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Roberts, Oversight Board Secretary

