Successor Agency of the Scotts Valley Redevelopment Agency

A G E N D A

Meeting of the
Successor Agency of the Scotts Valley Redevelopment Agency

Date: March 19, 2014
Time: 6:00 p.m.

SUCCESSOR AGENCY OF THE SCOTTS VALLEY REDEVELOPMENT AGENCY 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5602	**MEETING LOCATION** Scotts Valley City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066
OFFICIALS Jim Reed, Chair Dene Bustichi, Vice Chair Stephany E. Aguilar, Board Member Randy Johnson, Board Member Donna Lind, Board Member	**POSTING** The agenda was posted 3-14-14 at City Hall, Scotts Valley Senior Center, Scotts Valley Library and on the Internet at www.scottsvalley.org.

Notice regarding Successor Agency of the Scotts Valley Redevelopment Agency Meetings:
The Successor Agency Board of Directors of the Scotts Valley Redevelopment Agency meets regularly on the 1st and 3rd Wednesday of each month, immediately following the Scotts Valley City Council meeting, which begins at 6:00 pm in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066.

Agenda and Agenda Packet Materials:
The Successor Agency of the Scotts Valley Redevelopment Agency agenda and the complete agenda packet are available for review by 5:00 pm the Friday before the Wednesday meeting on the Internet at the City's website: www.scottsvalley.org and in the lobby of City Hall at 1 Civic Center Drive, Scotts Valley, CA. Pursuant to Government Code §54957.5, materials related to an agenda item, submitted after distribution of the agenda packet, are available for public inspection in the lobby of City Hall during normal business hours, Monday-Friday, 8am-12 pm and 1-5 pm. In accordance with AB 1344, such documents will be posted on the City's website at www.scottsvalley.org.

Televised Meetings:
The Successor Agency of the Scotts Valley Redevelopment Agency Board meetings are cablecast "Live" on Community Television of Santa Cruz County on Comcast Channel 25.

CALL TO ORDER 6:00 p.m.

ROLL CALL

PUBLIC COMMENT TIME
(This is the opportunity for individuals to make and/or submit written or oral comments to the Board on any items within the purview of the Board, which are **NOT** part of the Agenda. No action on the item may be taken, but the Board may request the matter be placed on a future agenda.

ALTERATIONS TO CONSENT AGENDA
(Board can remove or add items to the Consent Agenda.)

CONSENT AGENDA
(The Consent Agenda is comprised of items which appear to be non-controversial. Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

A. Approve Successor Agency Board meeting minutes of 1-15-14

ALTERATIONS TO REGULAR AGENDA
(Board can remove or add items to the Regular Agenda.)

REGULAR AGENDA
(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

1. Consider approval of Resolution No. SA-17 approving the repayment scheudle of loans from the former low and moderate income housing fund (Ando)

2. Consider approval of Resolution No. SA-18 approving the revised Long Range Property Management Plan (LRPMP) prepared by the Successor Agency pursuant to Health and Safety Code Section 324191.5, determining that approval of the LRPMP is exempt from the California Environmental Quality Act, and taking certain actions in connection therewith (Ando)

3. Future Board agenda items
(This portion of the Regular Agenda allows the Successor Agency to determine items to be placed on a future agenda and to choose a date, if so desired.)

CLOSED SESSION
SUBJECT: Conference with legal counsel regarding real property negotiations.
Legal Authority: Govt Code section 54956.8
APN: 022-231-03
Staff Present: City Manager, City Attorney, Community Development Director/Deputy City Manager

ADJOURNMENT

The Successor Agency of the Scotts Valley Redevelopment Agency does not discriminate against persons with disabilities. The Scotts Valley City Council Chambers is an accessible facility. If you wish to attend a Board meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the Secretary's office at (831) 440-5602 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a Board meeting be available in an alternative format consistent with a specific disability, please call the Secretary's Office. The California State Relay Service (TDD to voice: 1-800-735-2929, voice to TDD: 1-800-735-2922), provides Telecommunications Devices for the Deaf and will provide a link between the TDD caller and users of telephone equipment.

PROCEDURAL INFORMATION FOR THE PUBLIC

THE FOLLOWING IS THE PROCEDURE BOARD SHOULD TAKE IN APPROVAL OF A RESOLUTION:

1. Move the Resolution number for approval.
2. Second the motion.
3. Vote by body, a roll call vote is not required.

THE FOLLOWING IS THE PROCEDURE BOARD SHOULD TAKE IN INTRODUCTION/ADOPTION OF AN ORDINANCE:

1. Move the Ordinance number for introduction (or adoption).
2. Move the Ordinance be introduced by title only and waive the reading of the text.
3. Read the Ordinance title.
4. Second the motion.
5. Vote by body, a roll call vote is not required.

THE FOLLOWING IS THE PROCEDURE BOARD SHOULD TAKE IN PUBLIC COMMENT/PUBLIC HEARINGS:

Unless otherwise determined by the presiding officer of the meeting:

1. Three minutes allowed per individual to speak.
2. Five minutes allowed per individual representing a group of three or more.

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CONSENT AGENDA ITEM A
DATE: 3-19-2014

M I N U T E S

Meeting of the
Successor Agency of the
Scotts Valley Redevelopment Agency

Date: January 15, 2014

POSTING:
The agenda was posted on 1-15-14
at City Hall, the SV Senior Center, and
the SV Library, by the City Clerk.

CALL TO ORDER 8:38 p.m.

ROLL CALL

Present:
Jim Reed, Chair
Dene Bustichi, Vice Chair
Stephany E. Aguilar, Board Member
Randy Johnson, Board Member
Donna Lind, Board Member
Stephen H. Ando, Executive Director
Tracy A. Ferrara, Secretary
Kirsten Powell, Agency Counsel
Corrie D. Kates, Community Development Director/Deputy City Manager

PUBLIC COMMENT

None.

ALTERATIONS TO CONSENT AGENDA

M/S: Aguilar/Lind
To approve the Consent Agenda.
Carried 5/0 (AYES: Aguilar, Bustichi, Johnson, Lind, Reed)

CONSENT AGENDA

A. Approve Successor Agency Board meeting minutes of 9-4-13
B. Approve Resolution No. SA-15 approving a Recognized Obligation Payment Schedule for the six-month fiscal period from July 1, 2014 through December 31, 2014, and taking certain related actions
C. Approve appointment of Jim Reed as Chair and Dene Bustichi as Vice-Chair for 2014

ALTERATIONS TO REGULAR AGENDA

M/S: Aguilar/Lind
To approve the Regular Agenda.
Carried 5/0 (AYES: Aguilar, Bustichi, Johnson, Lind, Reed)

REGULAR AGENDA

1. **Consider hiring Zeller Appraisal Services, Inc. to prepare appraisals of those properties owned by the Successor Agency located within the Town Center Specific Plan Area APN's 022-601-01, 022-231-03, 022-211-36, and 022-211-33**

   CDD Kates presented the written staff report and responded to questions from Council. The cost of the appraisals will come from the Successor Agency

M/S: Bustichi/Lind
To authorize the Executive Director to execute an agreement between the Successor Agency and Zeller Appraisal Services, Inc. to prepare appraisals of those properties owned by the Successor Agency located within the approve the Town Center Specific Plan Area APN's 022-601-01, 022-231-03, 022-211-36, and 022-211-33.
Carried 5/0 (AYES: Aguilar, Bustichi, Johnson, Lind, Reed)

2. **Future Board agenda items**

   None.

ADJOURNMENT The meeting adjourned at 8:40 p.m.

Approved: _____
Jim Reed, Chair

Attest:_____
Tracy A. Ferrara, Secretary

M I N U T E S

Special Meeting of the
Successor Agency of the
Scotts Valley Redevelopment Agency

Date: January 15, 2014

POSTING:
The agenda was posted on 1-15-14
at City Hall, the SV Senior Center, and
the SV Library, by the City Clerk.

CALL TO ORDER 8:41 p.m.

ROLL CALL

Present:

Jim Reed, Chair
Dene Bustichi, Vice Chair
Stephany E. Aguilar, Board Member
Randy Johnson, Board Member
Donna Lind, Board Member
Stephen H. Ando, Executive Director
Tracy A. Ferrara, Secretary
Kirsten Powell, Agency Counsel
Corrie D. Kates, Community Development Director/Deputy City Manager

ALTERATIONS TO CONSENT AGENDA

M/S: Johnson/Lind
To approve the Consent Agenda.
Carried 5/0 (AYES: Aguilar, Bustichi, Johnson, Lind, Reed)

CONSENT AGENDA

A. Approve Resolution No. SA-16 approving a proposed Administrative Budget for the six-month fiscal period from July 1, 2014 through December 31, 2014 and taking certain actions

ADJOURNMENT The meeting adjourned at 8:43 p.m.

Approved: _____
Jim Reed, Chair

Attest:_____
Tracy A. Ferrara, Secretary

Agenda Item 1
Date: March 19, 2014

Successor Agency of the Scotts Valley Redevelopment Agency
INTEROFFICE MEMORANDUM

DATE: March 19, 2014

TO: Honorable Chairperson and Board Members

FROM: Steve Ando, Executive Director

SUBJECT: **Approval of Resolution SA-17 Approving the Repayment Schedule of Loans from the Former Low and Moderate Income Housing Fund**

SUMMARY OF ISSUE

In prior years, the former Low and Moderate Income Fund loaned funds to the former Redevelopment Agency in order to make the required Educational Revenue Augmentation Fund and Supplemental Educational Revenue Augmentation Fund payments to the State. These loans are enforceable obligations pursuant to Health and Safety Code Section 34171 (d) (1) (G) provided the Oversight Board approves a repayment schedule. With the dissolution of the Redevelopment Agency, the repayments will now go to the Scotts Valley Successor Housing Agency.

A traditional repayment schedule is not possible with this loan. Specific dollar repayment amounts cannot be determined at this time due to Health and Safety Code Section 34176 (e) (6) (B) restricting the amount allowed to be repaid each year by a specific formula that can only be calculated each year in the future. I have received an e-mail from the State Department of Finance stating:

> "Since the repayment is restricted to the formula outlined in HSC section 34176 (e) (6) (B), Finance would not oppose a repayment schedule that indicated the repayment amount for each fiscal year will be equal to the maximum amount allowed pursuant to HSC section 34176 (e) (6) (B)."

The attached Resolution SA-17 approves such a repayment schedule. In the resolution I added that the repayment amount would be further limited to the amount of funds available on any particular Recognized Obligation Payment Schedule (ROPS).

The ROPS 14-15A (July 2014 to December 2014) was approved by the Successor Agency last January, and it included a repayment amount of $89,864. By law, this was the first ROPS that could include a repayment for this type of loan. Per the State's review of the ROPS, they have requested the approved repayment schedule. After the Successor Agency's approval of the repayment schedule, the Oversight Board will consider its approval at their March 20 meeting. If approved, it will then be sent to the State Department of Finance.

FISCAL IMPACT

Approval of the attached resolution will allow repayments of the loans to the Scotts Valley Successor Housing Agency. For the time period July to December 2014, the amount is $89,864. Future repayment amounts will be pursuant to the formula provided in Health and Safety Code Section 34171 (d) (1) (G).

STAFF RECOMMENDATION

That the Successor Agency Board approve Resolution SA-17, approving the repayment schedule of loans from the former Low and Moderate Income Housing Fund

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RESOLUTION NO. SA-17

A RESOLUTION OF THE SUCCESSOR AGENCY OF THE SCOTTS VALLEY REDEVELOPMENT AGENCY APPROVING THE REPAYMENT SCHEDULE FOR LOANS FROM THE FORMER LOW AND MODERATE INCOME FUND

WHEREAS, the Successor Agency of the Scotts Valley Redevelopment Agency has enforceable obligations pursuant to Health and Safety Code Section 34171 (d) (1) (G) for loans from the former Low and Moderate Income Fund for Educational Revenue Augmentation Fund and Supplemental Educational Revenue Augmentation Fund payments to the State; and

WHEREAS, these loans are now to be repaid to the Scotts Valley Successor Housing Agency; and

WHEREAS, the Oversight Board must approve a repayment schedule for these loans; and

WHEREAS, specific dollar repayment amounts cannot be determined at this time due to Health and Safety Code Section 34176 (e) (6) (B) restricting the amount allowed to be repaid each year by a specific formula that can only be calculated each year in the future.

NOW, THEREFORE, THE SUCCESSOR AGENCY OF THE SCOTTS VALLEY REDEVELOPMENT AGENCY, HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS that the following repayment schedule be forwarded to the Oversight Board for their approval:

> "The annual repayment of the loans to the Scotts Valley Successor Housing Agency described above are enforceable obligations and shall be made. The maximum amount allowed to be repaid on an annual basis shall be the amount permitted pursuant to Health and Safety Code Section 34176 (e) (6) (B) or the available remaining Redevelopment Property Tax Trust Fund monies on the Recognized Obligation Payment Schedule after all other enforceable obligations are paid, whichever is less.

PASSED, APPROVED AND ADOPTED this 19th day of March, 2014.

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jim Reed, Chair

ATTEST:

_____
Tracy Ferrara, Secretary

Agenda Item 2
Date: March 19, 2014

Successor Agency of the Scotts Valley Redevelopment Agency
INTEROFFICE MEMORANDUM

DATE: March 19, 2014

TO: Honorable Chairperson and Board Members

FROM: Steve Ando, Executive Director

SUBJECT: **Approval of Resolution SA-18 Approving the Revised Long Range Property Management Plan**

SUMMARY OF ISSUE

At your September 4, 2013, meeting the Board approved the Long Range Property Management Plan (Plan) which addresses the disposition and use of the real properties of the former Redevelopment Agency. The Plan was then approved by the Oversight Board at their September 11, 2013, meeting and forwarded to the State for their approval.

The State has concluded their review of the Plan and has requested that the properties purchased with Low and Moderate Income Funds be removed from the Plan. These properties are now under the control of the Scotts Valley Successor Housing Agency, not the Successor Agency, and, therefore, are not required to be in the Plan.

Of the six properties listed in the original Plan, three need to be removed (van Kregten, Ow, and Erba Lane). The properties remaining in the Plan are the Library, Skypark, and the former Suburban parcel. The Library and Skypark will be transferred to the City and operated according to their public purpose. The former Suburban parcel will be sold as part of the development of the Town Center Project.

FISCAL IMPACT

Approval of the Plan will allow the Successor Agency to sell the former Suburban parcel. Proceeds from that sale will be distributed by the County to the appropriate taxing entities. The City will be responsible for the maintenance of the other two properties that it is retaining.

STAFF RECOMMENDATION

That the Board approve Resolution SA-18 approving the revised Long Range Property Management Plan.

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RESOLUTION NO. SA-18

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE SCOTTS VALLEY REDEVELOPMENT AGENCY APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5, DETERMINING THAT APPROVAL OF THE LONG-RANGE PROPERTY MANAGEMENT PLAN IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

RECITALS:

A. Pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4th 231(2011)), on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Scotts Valley Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency to the Agency (the "Successor Agency") by operation of law.

B. Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long-range property management plan which addresses the disposition and use of the real properties of the former Agency, and which must be submitted to the Oversight Board of the Successor Agency (the "Oversight Board") and the Department of Finance (the "DOF") for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7.

C. Pursuant to Health and Safety Code Section 34179.7, DOF issued a finding of completion to the Successor Agency on April 3, 2013.

D. The staff of the Successor Agency has prepared and submitted to the Board of the Successor Agency the long-range property management plan attached hereto as Exhibit A (the "LRPMP"), which LRPMP addresses the disposition and use of the real properties of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c).

NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE SCOTTS VALLEY REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

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

Section 2. The Successor Agency hereby approves the LRPMP substantially in the form attached hereto as Exhibit A. The Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, may modify the LRPMP as the Executive Director or the Successor Agency's legal counsel deems necessary or advisable.

Section 3. Pursuant to Health and Safety Code Section 34180(j), Staff of the Successor Agency is hereby authorized and directed to transmit the LRPMP to the Oversight Board, the County Administrative Officer, the County Auditor-Controller, and DOF.

Section 4. The staff and the Board 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 are hereby ratified.

Section 5. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq*.) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 *et seq*.)(the "Guidelines"), the Successor Agency has determined that the approval of the LRPMP is not a project pursuant to CEQA and is exempt therefrom because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

PASSED AND ADOPTED this 19th day of March 2014.

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jim Reed, Chair

ATTEST:

_____
Tracy Ferrara, Secretary

EXHIBIT A
Long-Range Property Management Plan

SCOTTS VALLEY REDEVELOPMENT SUCCESSOR AGENCY

LONG RANGE PROPERTY MANAGEMENT PLAN

Successor Agency
of the Scotts Valley
Redevelopment Agency

Board of Directors

Chair Jim Reed

Vice-Chair Dene Bustichi

Board Member Stephany E. Aguilar

Board Member Randy Johnson

Board Member Donna Lind

March 19, 2014

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Scotts Valley Redevelopment Successor Agency
Long-Range Property Management Plan

This Long-Range Property Management Plan (the "Plan") has been prepared and will be processed by the Scotts Valley Redevelopment Successor Agency (the "Successor Agency") for the Redevelopment Agency of the City of Scotts Valley (the "Former Redevelopment Agency") in accordance with Health and Safety Code Section 34191.5.

The Former Redevelopment Agency was dissolved on February 1, 2012. The Successor Agency is now responsible for disposition of the Property in accordance with the procedures and requirements of ABx1 26 and AB 1484 (the "Redevelopment Dissolution Statutes"), the statutes that govern the dissolution of the Former Redevelopment Agency and the liquidation of its former property.

On April 3, 2013, the Successor Agency was issued its Notice of Completion. Therefore, the remaining actions needed for this Plan to become effective are the approvals of the Oversight Board and the State Department of Finance.

Attached is a separate page for each of the six properties discussed in this Plan. These pages include the information required by Health and Safety Code Section 34191.5. After each of these pages is a County Assessor's parcel map of the property. At the end of this Plan are aerial maps of the properties.

The properties include in this Plan are:

Property #	Description	Location
1	Vacant Land	260 Mt. Hermon Road
2	Developed City Park	361 Kings Village Road
3	Library/Performing Arts Theater	251 Kings Village Road

Further background information for Property 1 is provided on the next page.

Background Information Regarding Property 1:

This property is a part of what is known as the Scotts Valley Town Center Project (Project). The Project encompasses nine parcels totaling 15 acres of currently undeveloped land and was originally proposed in the Redevelopment Plan in 1991 and as part of the Skypark Specific Plan which was originally approved in September 1992. Earlier, the Town Center project area was known as Skypark. The Specific Plan was later amended in November 1994, November 1996, March 1998 and finally in November 2008 when it became the Scotts Valley Town Center Specific Plan.

The need for the preparation of a Specific Plan for Skypark was identified during the process of preparing the 1986 General Plan for the City of Scotts Valley. The General Plan emphasizes the need for a commercial development and housing within the city's commercial core area. The Skypark area was identified in the General Plan as a preferred commercial infill site.

The Project has had several developers analyze it over the years. However, a major step forward for this Project came in August of 2007 when the former Scotts Valley Redevelopment Agency (RDA) entered into an agreement with RRM Design Group to prepare a more detailed specific plan that would provide the blueprint for the Project and detailed design principles and guidelines, land use, circulation, landscape/streetscape guidelines, infrastructure and implementation. The Town Center Specific Plan and associated Environmental Impact Report were completed and approved in October 2008. The Specific Plan allows for 180,000 square feet of retail and 250 residential units on the 15 acres.

One of the major impediments to the Project was the location of two propane companies adjacent to the Project area. In January 2010 the RDA entered into a purchase agreement with one of the companies to purchase its property and assist with relocation costs. In May 2011 the City adopted an ordinance prohibiting propane facilities within the City after a period of years. That company has now relocated outside the Scotts Valley city limits. The elimination of the propane facilities in the Project Area was the second major step for the Project.

Since that time, the former RDA entered into exclusive negotiating agreements with 3 different developers. Each time the developers were unable to complete the Project due to the project costs. To assist with the development of the Project, the RDA purchased Property 1 in February 2011, with the intent of selling them to the developer of the Project.

In December 2012, the City entered into an Exclusive Negotiating Agreement with Property Development Centers, LLC (PDC) for the development of the Project. This Long-Range Property Management Plan calls for the sale of this property to a developer of this Project. With an executed development agreement, this property would be sold at the appraised value determined by a certified real estate appraiser to PDC. PDC has already entered into other property purchase agreements for properties other than the one identified in this Plan.

Scotts Valley Redevelopment Successor Agency
Long-Range Property Management Plan
Property 1

Property Address:	260 Mt. Hermon Road, Scotts Valley, CA 95066
APN #:	022-231-03
Lot Size:	66,178 sq ft
Zoning:	Commercial-Service
Date of Acquisition:	February 18, 2011
Purchase Price:	$2,410,509
Estimated Current Value:	$1,125,000
Environmental Contamination:	No
Transit-Oriented Development:	See “Use or Disposition” below.
History of Development Proposals:	See “Use or Disposition” below.
Lease/Rental Income Estimate:	None.

Use or Disposition:

(See additional background information for this property on page 2)

This property was purchased by the former Scotts Valley Redevelopment Agency in connection with the mixed-use development of a Town Center in Scotts Valley. The City has already approved a Specific Plan for this development and approved the related Environmental Impact Report. The City has entered into an Exclusive Negotiating Agreement (Agreement) with a developer for the Town Center project. This Plan hereby directs that this property be held by the Scotts Valley Redevelopment Successor Agency for this future development. The property will be sold either to the current developer under Agreement, or other future developer, at a price established by an appraisal by a certified real estate appraiser. The proceeds will be transmitted to the County of Santa Cruz where they will be distributed to the taxing entities.

Scotts Valley Redevelopment Successor Agency
Long-Range Property Management Plan
Property 2

Property Address:	361 Kings Village Road, Scotts Valley, CA 95066
APN #:	022-721-02
Lot Size:	678,096 sq ft
Zoning:	Public / Quasi Public
Date of Acquisition:	
Purchase Price:	$3,840,348
Estimated Current Value:	$3,840,348
Environmental Contamination:	No
Transit-Oriented Development:	No
History of Development Proposals:	See “Use or Disposition” below.
Lease/Rental Income Estimate:	None.

Use or Disposition:

This property was purchased by the former Scotts Valley Redevelopment Agency and developed into a City park including soccer fields, playground, bocce ball court, and skateboard facility. This Plan hereby directs that this property be transferred to the City of Scotts Valley to continue to be maintained and used as a City park.

Scotts Valley Redevelopment Successor Agency
Long-Range Property Management Plan
Property 3

Property Address:	251 Kings Village Road, Scotts Valley, CA 95066
APN #:	022-211-80 & 31
Lot Size:	88,336 & 965 sq ft
Zoning:	Commercial – Shopping Center
Date of Acquisition:	July 17, 2009
Purchase Price:	$8,401,783 (including improvements)
Estimated Current Value:	$8,401,783
Environmental Contamination:	No
Transit-Oriented Development:	No
History of Development Proposals:	See "Use or Disposition" below.
Lease/Rental Income Estimate:	One dollar per year for library.

Use or Disposition:

This property includes an approximately 22,250 square foot building that contained a roller skating rink. After the former Scotts Valley Redevelopment Agency purchased the building, approximately 13,150 square feet of the building was renovated into the Scotts Valley Branch Library as part of the County library system. This satisfied an agreement with the County of Santa Cruz when the Redevelopment Agency was formed. The remaining approximately 9,100 square feet of the building is being considered for a City performing arts theater.

The City has paid for architectural renderings to renovate the current vacant side of the building into a performing arts theater. The City has entered into an Exclusive Negotiating Agreement with the Scotts Valley Community Theater Guild (Guild), a 501 (c) (3) organization, to provide them a set time to secure funding for renovations and operations of a performing arts theater at this location.

This Plan hereby directs that the property be transferred to and be retained by the City and continue to lease the library area to the Santa Cruz County Library system to be operated as a library. Further, the City will continue to work with the Guild to renovate the vacant side of the building to be used as a City performing arts theater. If the funding for a performing arts theater does not materialize, then the Successor Agency will review and recommend another civic use compatible with that location.

Scotts Valley Redevelopment Successor Agency
Long Range Property Management Plan
#2
APN 022-721-02
#3
APNs 022-211-80
& 022-211-31
#1
APN 022-231-03
Skypark Drive
Blue Bonnet Lane
Mount Hermon Road
Kings Village Road
N