

# LONG RANGE PROPERTY MANAGEMENT PLAN

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**PREPARED BY:**  
**City of Gridley Successor Agency**

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## I. BACKGROUND

Pursuant to Health and Safety Code Sections 34177(c) and 34181(a) a successor agency is required to dispose of all assets and properties of a former redevelopment agency that was funded by tax increment revenues of the subject dissolved redevelopment agency. This document is intended to address Section 34191.4(a) and 34191.5(a) of Assembly Bill 1484 (AB 1484) and related requirements for preparation of a Long Range Property Management Plan ("Plan") related to the real property assets of the former Redevelopment Agency (RDA) of the City of Gridley ("Former Agency"), which have been transferred to the City of Gridley Successor Agency ("Agency"). The Plan identifies existing Agency real property assets (e.g. land, buildings, etc.) and sets forth a strategy for the appropriate retention and disposition of such assets in accordance with the provisions of AB 1484, including recommended actions to be undertaken by the Gridley Redevelopment Agency Oversight Committee (OC) to position the subject assets for disposition.

## II. REAL PROPERTY ASSET INVENTORY OF THE FORMER CITY OF GRIDLEY REDEVELOPMENT AGENCY

The real property asset inventory describes the property that was transferred from the Former Agency to the Successor Agency. The inventory is organized to provide the Plan information as listed in the Health and Safety Code Section 34191.5(C)(1). The Plan defines the proposed retention and disposition of its capital assets (land). Table 1 below provides a list of the properties that were held by the Former Agency:

**Table 1: Capital Assets**

| Parcel        | APN                        | Tentative Map Lot Nos.                | Existing Use | Date of Purchase   | Acreage              |
|---------------|----------------------------|---------------------------------------|--------------|--|----------------------|
| A             | 021-270-041                | Lot A                                 | Well Site    | March, 2002 approved by Resolution 2002-RDA-04 (\$631,000) Purchased 12/1/2004 | 0.16                 |
| 1             | 021-270-040                | Lot 2 <sup>(1)</sup>                  | Vacant       |  | 3.61                 |
| 2 (Remainder) | 021-270-042<br>021-240-027 | Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, | Vacant       |  | 71.12                |
| Streets       | N/A                        |                                       | N/A          |  | 4.48                 |
| Total         |                            |                                       |              |  | 79.37 <sup>(2)</sup> |
| Total Value   |                            |                                       |              |  | \$1,302,116          |

<sup>(1)</sup> Lot 1 is not listed. This parcel was originally a part of the property acquired by the City of Gridley Redevelopment Agency and simultaneous to the acquisition, excepted from the Industrial Park at the time of the creation and is owned by others.

<sup>(2)</sup> The acreage was calculated by Rolls, Anderson, Rolls, Civil Engineers at the time the parcel map was filed in Book 162 Page 86.



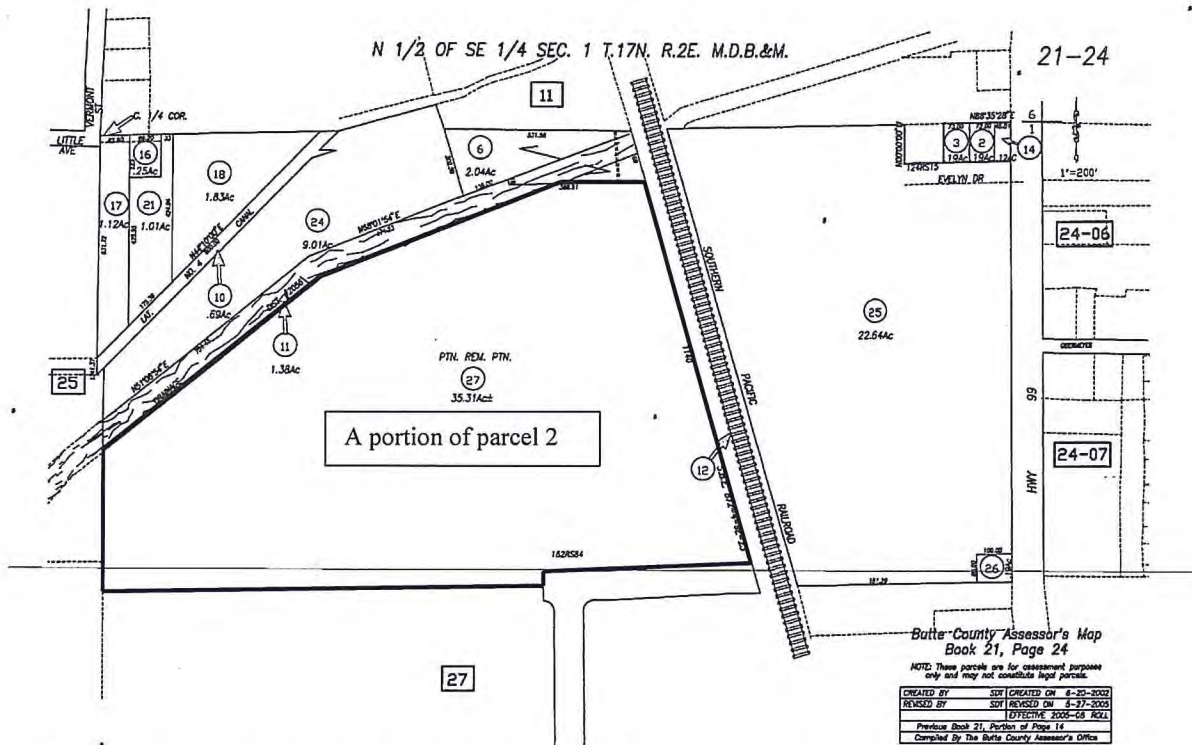


Figure 1: Assessor's Parcel Map Information (Book 21, Page 24)

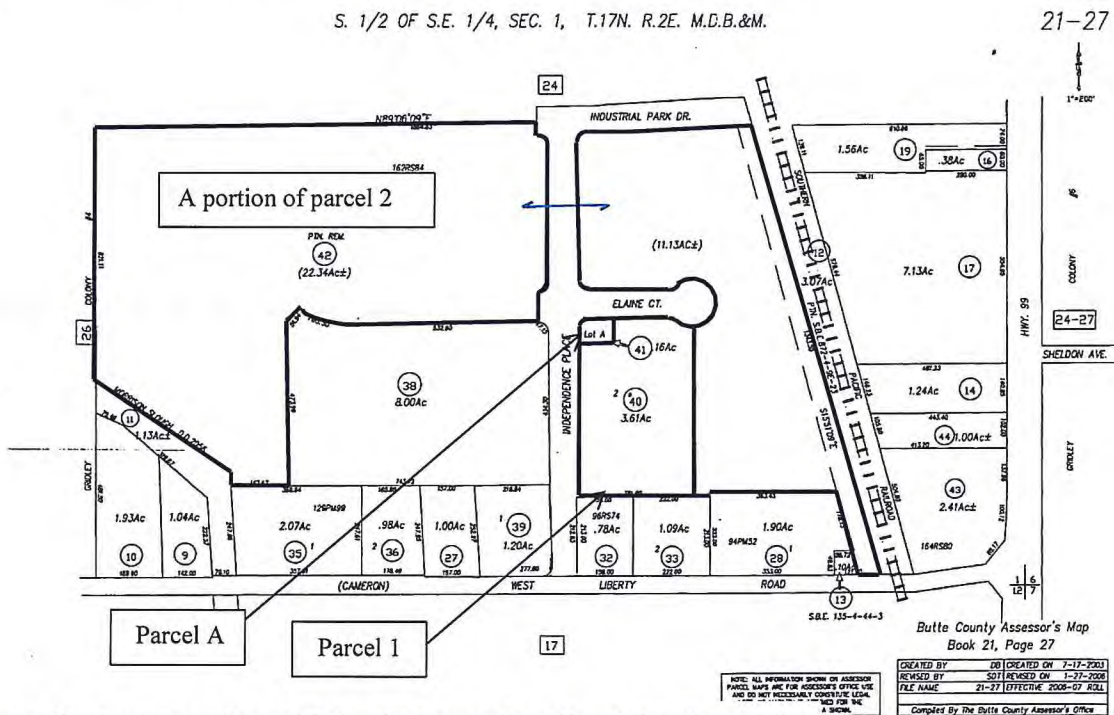
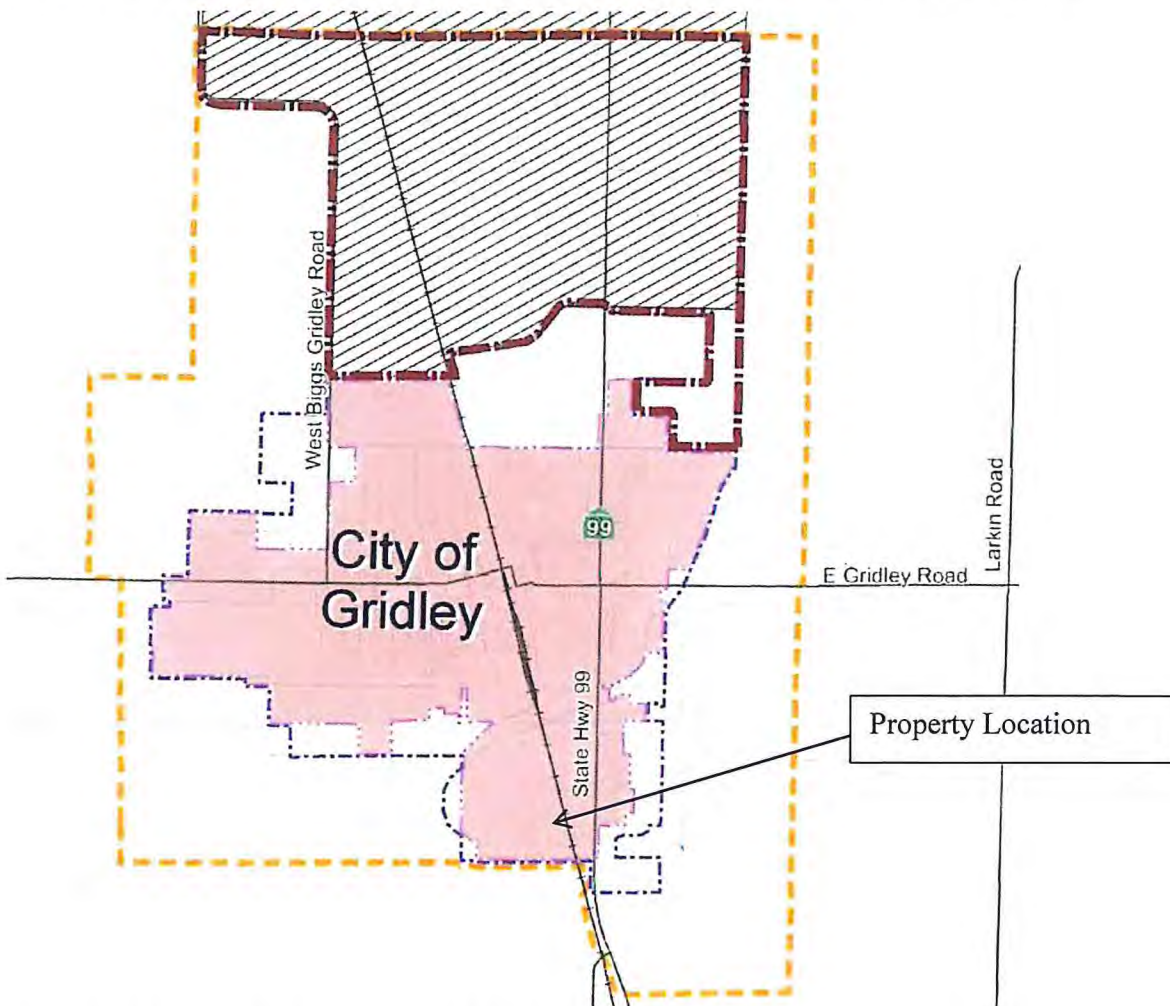


Figure 2: Assessors Parcel Map Information (Book 21, Page 27)

The disposition of the property transferred from the Former Agency to the Successor Agency is proposed within this Long Range Property Management Plan. The property can be designated by the following categories:

1. Retention for government use;
2. Retention for future use;
3. Sale of the property; or,
4. Use of the property to fulfill an enforceable obligation.

The original intent of the property purchase was to create an industrial park; the location is strategically sited to strengthen industrial opportunities and job expansion in the city. The property has a General Plan Land use designation of Industrial and is zoned as M-2, Heavy Industrial. The property is located at the southern city boundary as shown in Figure 3:



**Figure 3: Location Map-Industrial Park**



### **III. PROPOSED DISPOSITION OF CAPITAL ASSETS**

#### **Parcel A:**

Parcel A (Figure 2) is a 0.16 acre parcel that has been developed with a city well providing water to the area. It is located at the southeast corner of the intersection of Independence Place and Elaine Court. A parcel map was filed and recorded in Book 162 Page 86 creating three parcels; Lot A, Parcel 1 and a remainder as Parcel 2.

The property was a part of the total acreage purchased in 2004 by the Former Agency. The current value of the well site is unknown. There are no revenues generated by the well site other than the provision of water to businesses of which there are currently none. The industrial park site has not been developed to date and there are no known environmental issues that exist on the site therefore no investigation has been conducted.

The parcel is utilized to its maximum best use and no further development could be done on the parcel. This parcel will be retained for government use.

#### **Parcel 1:**

Parcel 1 (Figure 2) is a 3.61 acre parcel located at the southeast corner of the intersection of Independence Place and Elaine Court. A parcel map was filed and recorded in Book 162 Page 86 creating three parcels; Lot A, Parcel 1 and a remainder as Parcel 2.

The property was a part of the total acreage purchased in 2004 by the Former Agency. The current value of the parcel is unknown. There are no revenues generated by the parcel. The industrial park site has not been developed to date and there are no known environmental issues that exist on the site therefore no investigation has been conducted.

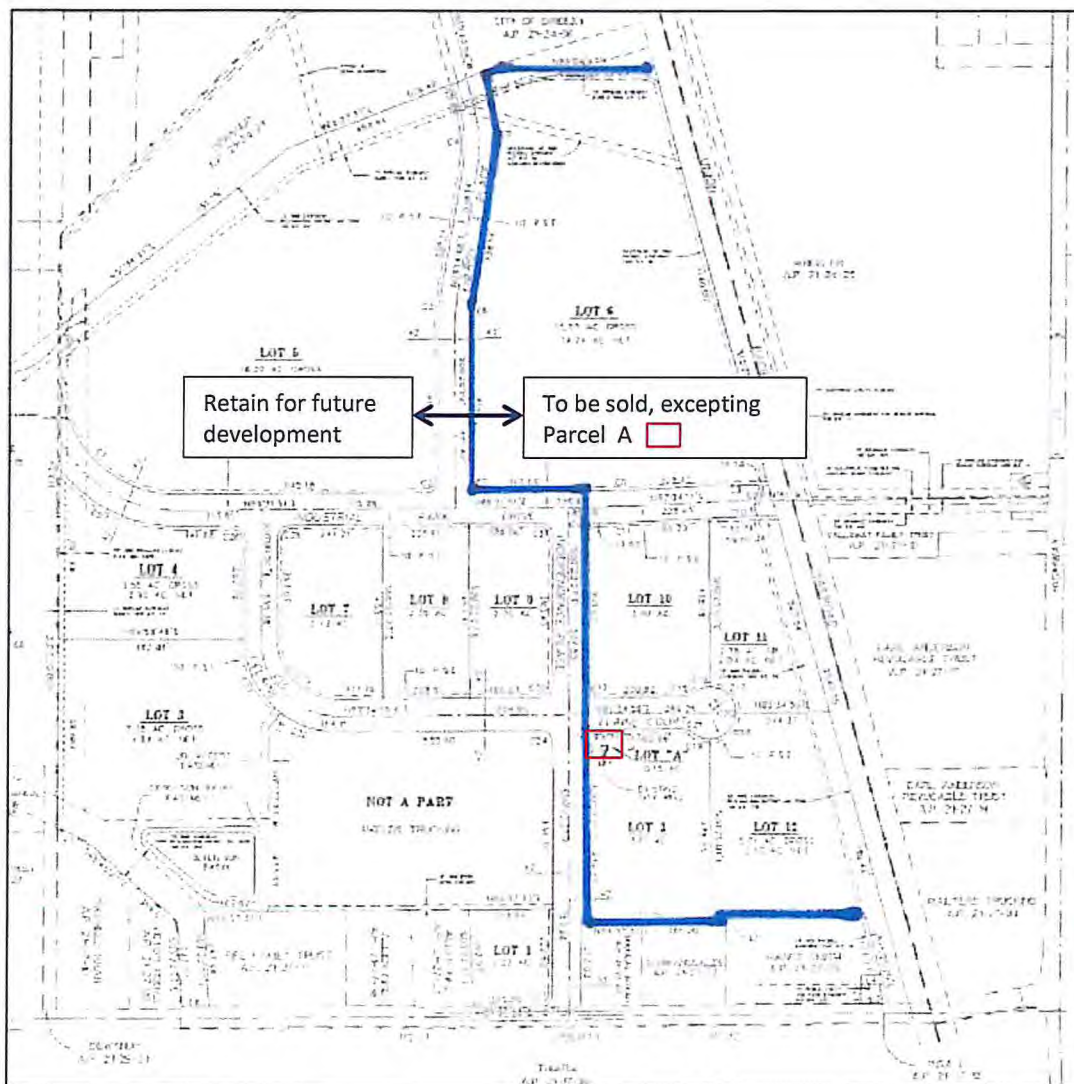
The parcel was created to spur the development of the Industrial Park. No interest for the purchase and development of the parcel has been received by the Former Agency. However, this parcel is a candidate for sale. It is located where street improvements and infrastructure has been constructed and is close to Highway 99 access as well as rail access. Parcel 1 would be sold.

#### **Parcel 2:**

Parcel 2 (Figures 1 & 2) is a 71.12 acre parcel which comprises the remainder of the Industrial Park land. A parcel map was filed and recorded in Book 162 Page 86 creating three parcels; Lot A, Parcel 1 and a remainder as Parcel 2.

The property was a part of the total acreage purchased in 2004 by the Former Agency. The current value of the parcel is unknown. There are no revenues generated by the parcel. The industrial park site has not been developed to date and there are no known environmental issues that exist on the site therefore no investigation has been conducted.

No interest for the purchase and development of the parcel has been received by the Former Agency to date. The disposition of the remainder proposes to file a parcel map that will create right-of-way to the northerly Park boundary. Approximately one half of Parcel 2 will be reserved for sale (Parcel 2A) with the remainder held for future development (Parcel 2B). Figure 4 below represents a Tentative Map that was initially prepared for the Park development that would be used to file a Parcel Map excepting the property to be retained for future development.



**Figure 4: Proposed Disposition of Industrial Park Properties**



#### **IV. APPROACH AND PROCESS FOR DISPOSITION OF CAPITAL ASSETS**

The capital assets depicted in Figure 4 are planned to be disposed of by offering Parcel 1 (3.61 acres) and a portion of Parcel 2 (33.62 acres-Parcel 2A) offered for sale. The remainder shown on Figure 4 to the left of the blue line consists of approximately 37.5 acres (Parcel 2B) retained for future development and road right-of-ways that will be created by filing a parcel map. The parcels that are offered for sale will be through a Request for Proposals and Offer (RFPO) process and/or market value sale. The proposed pre-development activities could position the property for acquisition and development as well as maximizing the potential proceeds generated from the sale of the property.

##### **A. Predevelopment Activities**

There are a number of predevelopment activities that the Successor Agency may undertake to appropriately position the capital assets for disposition:

1. Prepare and file a Parcel Map;
2. Prepare preliminary title report(s);
3. Prepare appraisals to determine fair market value;

Conducting predevelopment activities would be contingent on whether funding is available and consideration of the costs being allowed as a “Disposition Cost” by the State Department of Finance as an enforceable obligation under the ROPS.

##### **B. Request for Proposals and Offers (RFPO) Proposal**

The preparation of an RFPO would create a process for the selection of a private developer to acquire and develop the properties:

- Parcel 1 (3.61 acres) - this property is ready to be developed.
- Parcel 2 (33.62 acres (Parcel 2A)) - this property would have a parcel map prepared and recorded to create lots. It is estimated that approximately 10 lots could be created.

All properties would be developed with projects consistent with the General Plan and related zoning. The intent of this process is to select the most qualified development partner for the Agency related to the disposition and development of the property that would result in the highest and most certain economic value and return. The RFPO process would allow prospective respondents to submit a master proposal for a) all of the property, or b) individual parcels.

Subsequent to the selection of a developer, the Agency would work to negotiate the terms and conditions for the sale agreement between the Agency and the developer. The agreement would be subject to the review and approval of the Oversight Committee.



### **C. Marketing and Outreach**

The focus of the marketing efforts would begin at the local and regional level to companies that have qualifications, experience, and successful track records in the development and operation of high-quality industrial development.

Other opportunities would be to advertise the parcels at fair market value to interested parties. All sales are subject to review and approval of the Oversight Committee.

### **V. RETENTION OF LANDS FOR FUTURE DEVELOPMENT**

The retention of approximately 37.5 acres (Parcel 2B) is desired for future development to provide a location for a Corporation Yard and Community Park and Transit Facility. All three uses are compatible and consistent with the General Plan, Zoning, and the needs of the community.

The City currently operates approximately three different locations to house maintenance equipment. A site is needed to centralize the Public Works, Electrical, and Recreation equipment. No other properties within the city are available for purchase, nor is the city in a position to purchase due to budget shortfalls. The City of Gridley is expected to grow increasing its area and its population (139% increase to 19,500) resulting in the need for more staffing and equipment. The current facilities are inadequate and the opportunity to centralize the service Departments is necessary.

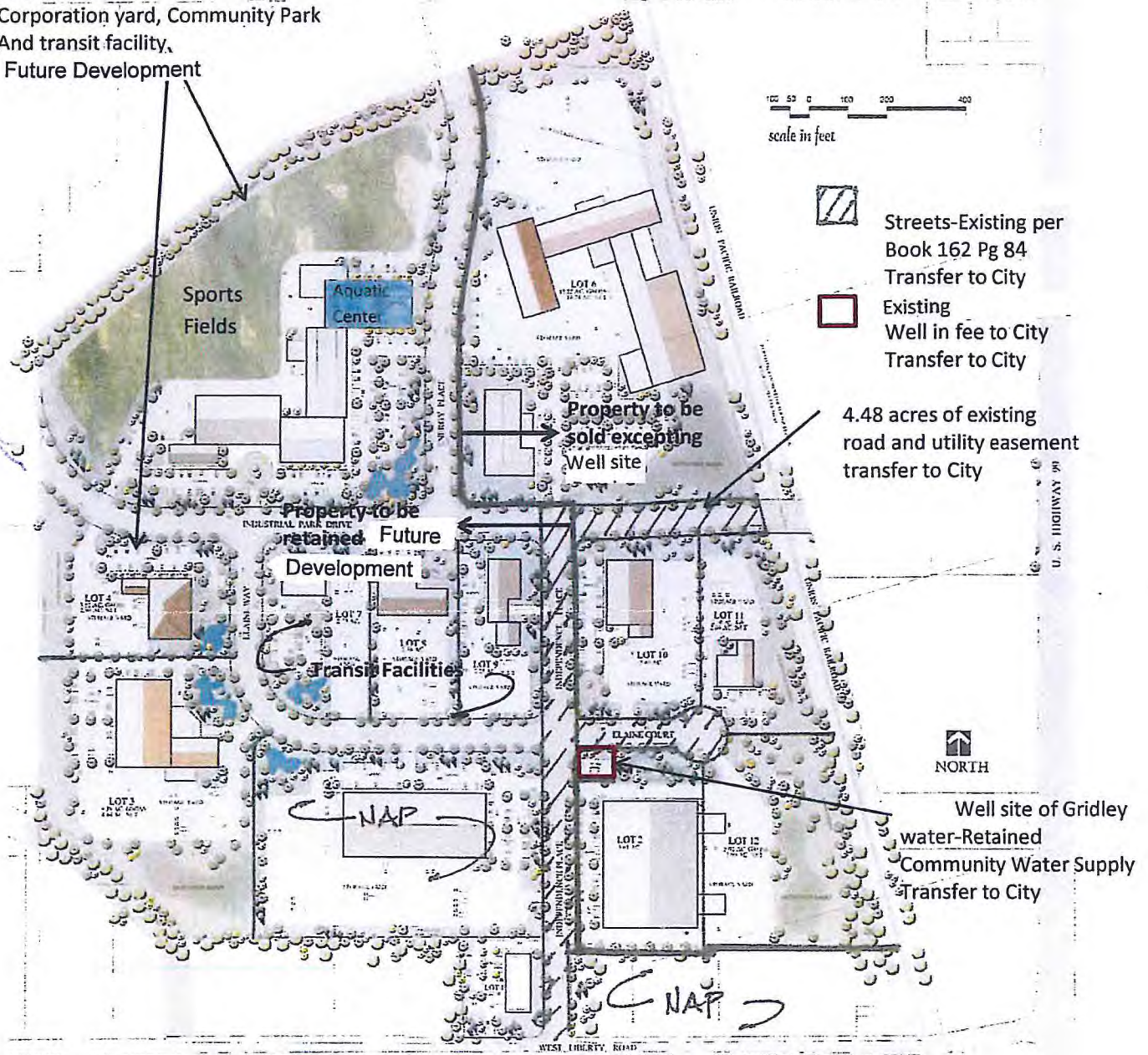
As population increases, so will the need for transportation sharing models be required. The City participates in the B-Line transit anticipating a likely scenario of a greater need for transit and bus lines to Chico and Sacramento. The area retained for future development would provide adequate area to do so.

The City of Gridley is considered a Disadvantaged Community. As it continues to grow there is a real need to create more open space/community park area for play. The park could have multiple fields developed for organized sports. The city of Gridley is currently underserved with respect to its population and acreage of open space. Utilizing a portion of the area retained would provide a much needed center.

All of the uses planned for the lands to be retained for future development are consistent with the General Plan and Zoning designations. For the property that would be transferred to the City for future development, the City will pursue and execute a compensation agreement with the taxing entities.



Item 4, Transfer to  
City of Gridley  
Corporation yard, Community Park  
And transit facility,  
Future Development



## Concept Master Plan GRIDLEY INDUSTRIAL PARK

This plan represents the Redevelopment Agency Master Plan for the City conforming to the requirements of HSC §34191.5(a)(2) and (a)(2)(a)(ii) depicting properties listed in a community plan. This master plan is consistent with that requirement. The LRPMP notes that the City will execute compensation agreements with taxing entities subsequent to the approval process (HSC §34191.5(a)(2)(a)(iii)).