

BEFORE THE SANTA CRUZ COUNTY
REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD
RESOLUTION NO. _____

On the motion of _____ duly seconded by _____ the following resolution is adopted:

RESOLUTION APPROVING MEETING MINUTES OF THE
OVERSIGHT BOARD

WHEREAS, the Santa Cruz County Redevelopment Successor Agency Oversight Board ("Oversight Board") has been established to direct the Santa Cruz County Redevelopment Successor Agency ("Successor Agency") to take certain actions to wind down the affairs of the former Santa Cruz County Redevelopment Agency ("Agency") in accordance with the requirements of Assembly Bill 26 ("ABx1 26"), also known as chapter 5, Statutes 2011, First Extraordinary Session, which added Part 1.8 and Part 1.85 of Division 24 of the California Health and Safety Code, and Assembly Bill 1484, also known as chapter 26, Statutes of 2012, which made certain revisions to the statutes added by ABx1 26; and

WHEREAS, Health and Safety Code Section 34179 (e) requires that all actions taken by the Oversight Board shall be adopted by resolution; and

WHEREAS, the Oversight Board conducted a public meeting on August 28, 2012, the minutes of which are attached as Exhibit 1; and

WHEREAS, these meeting minutes reflect the actions of the Oversight Board;

NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDERED by the Santa Cruz County Redevelopment Successor Agency Oversight Board as follows:

SECTION 1. The above Recitals are true and correct.

SECTION 2. The meeting minutes of the Oversight Board meeting on August 28, 2012 are hereby approved.

PASSED, APPROVED and ADOPTED by the Santa Cruz County Redevelopment Successor Agency Oversight Board, this ___th day of _____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

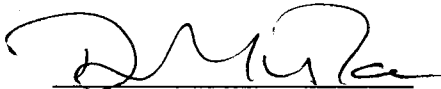
Chairperson of the Santa Cruz County Redevelopment
Successor Agency Oversight Board

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ATTEST:

Clerk of the Oversight Board

Approved as to form:



~~Assistant~~ County Counsel

Distribution:

- County Counsel
- Successor Agency
- CAO
- State Department of Finance
- Auditor-Controller

August 28, 2012

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**PROCEEDINGS OF THE
SANTA CRUZ COUNTY
REDEVELOPMENT SUCCESSOR AGENCY
OVERSIGHT BOARD**

**VOLUME 2012, NUMBER 4
August 28, 2012**

ACTION SUMMARY MINUTES

VOTING KEY:

C = Coonerty
D = Deming
G = Geisreiter
L = Leopold
M = Maxwell
Ro = Rozario
Re = Reece

First Initial indicates maker of motion, second initial indicates the "second"; upper case letter = "yes" vote; lower case letter = "no" vote; () = abstain; // = absent

-
1. **Call to Order/Roll Call** - Meeting called to order at 9:05 a.m. Members present: Coonerty, Deming, Geisreiter, Maxwell, Rozario, Reece, Leopold.
 2. **Consideration of Late Additions to the Agenda; additions and deletions to Consent and Regular Agendas**
 3. **Oral Communications** – No one addressed the Board.

CONSENT AGENDA

MRoReCGDL

4. **ADOPTED RESOLUTION NO. 6-2012OB** approving the April 24, 2012 and June 27, 2012 meeting minutes of the Oversight Board
5. **ACCEPTED** and filed report on Assembly Bill 1484 and **ADOPTED RESOLUTION NO. 7-2012OB** adopting a revised meeting schedule for 2012
6. **SEE REGULAR AGENDA ITEM 9.1**
7. **ADOPTED RESOLUTION NO. 8-2012OB** approving the recognized obligation payment schedule of the Santa Cruz County Redevelopment Successor Agency for January 2013 through June 2013 (ROPSIII)

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August 28, 2012

REGULAR AGENDA

- 8. CONSIDERED and ADOPTED RESOLUTION NO. 9-2012OB accepting the report on applying agreed-upon procedures to the Successor Agency of the County of Santa Cruz Redevelopment Agency
- 9. CONSIDERED and ADOPTED RESOLUTION NO. 10-2012OB approving in concept that park and public parking properties acquired by the former redevelopment agency are intended for governmental use and should remain in the possession of the County of Santa Cruz, and related actions
- 9.1 CONSIDERED and ADOPTED RESOLUTION NO. 11-2012OB approving the administrative budget of the Santa Cruz County Redevelopment Successor Agency for January 2013 through June 2013

Approved: _____
 Chair, Oversight Board

Attest: _____
 Secretary of the Oversight Board

NOTE: This set of Santa Cruz County Redevelopment Successor Agency Oversight Board minutes is scheduled to be approved October 02, 2012

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County of Santa Cruz

SANTA CRUZ COUNTY REDEVELOPMENT SUCCESSOR AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 95060-4073

(831) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123

September 25, 2012

Agenda: October 2, 2012

Oversight Board
Santa Cruz County Redevelopment Successor Agency
701 Ocean Street
Santa Cruz, CA 95062

Due Diligence Review of the Low and Moderate Income Housing Fund and Public Comment Session

Dear Board Members:

As you know, the Governor recently signed Assembly Bill 1484 relating to the close out of redevelopment agencies in California. Health and Safety Code Section 34179.5 and 34179.6 were added. Section 34179.5 requires the Successor Agency to employ a licensed accountant to conduct a due diligence review ("DDR") to determine the unobligated balances of the Redevelopment Successor Agency that are available for transfer to the taxing entities. The Successor Agency has engaged Marcum, LLP, Certified Public Accountants, ("Marcum") to perform the necessary work. Marcum has completed the DDR of the Low and Moderate Income Housing Fund ("LMIH") and determined that \$80,386 is available for disbursement to the taxing entities, and \$3,710,266 is authorized for retention (copy attached).

Code Section 34179.6 sets October 1, 2012 as the deadline to provide the DDR for the LMIH to the Oversight Board, the county auditor-controller, the California State Controller and the California Department of Finance, sets October 15, 2012 as the deadline to transmit the Oversight Board approved DDR for the LMIH to the California Department of Finance and the county auditor-controller, and directs your Board to conduct a public comment session at least five business days before your Board holds the approval vote on the DDR for the LMIH.

The Successor Agency has provided the DDR for the LMIH to your Board and the other statutory recipients by the deadline. The approval vote is scheduled for October 11, 2012.

It is therefore recommended that your Board take the following actions:

1. Conduct a public comment session; and
2. Approve the attached resolution accepting the Due Diligence Review of the Low and Moderate Income Housing Fund.

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Oversight Board
September 25, 2012
Page 2

Very truly yours,


Betsy Lynberg
Assistant Public Works Director-Parks

RECOMMENDED:


Susan A. Mauriello
County Administrative Officer

Attachments
Resolution

Cc: Successor Agency
CAO
County Counsel
Public Works - Real Property
Public Works - Parks
Auditor-Controller
Department of Finance

BEFORE THE SANTA CRUZ COUNTY
REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD
RESOLUTION NO. _____

On the motion of _____ duly seconded by _____ the following resolution is adopted:

**RESOLUTION TO ACCEPT THE DUE DILIGENCE REVIEW OF
THE LOW AND MODERATE INCOME HOUSING FUND**

WHEREAS, the Santa Cruz County Redevelopment Successor Agency Oversight Board ("Oversight Board") has been established to direct the Santa Cruz County Redevelopment Successor Agency ("Successor Agency") to take certain actions to wind down the affairs of the former Santa Cruz County Redevelopment Agency ("Agency") in accordance with the requirements of Assembly Bill 26 ("ABx1 26"), also known as chapter 5, Statutes 2011, First Extraordinary Session, which added Part 1.8 and Part 1.85 of Division 24 of the California Health and Safety Code, and Assembly Bill 1484, also known as chapter 26, Statutes of 2012, which made certain revisions to the statutes added by ABx1 26; and

WHEREAS, Health and Safety Code Section 34179.5 requires the Successor Agency to employ a licensed accountant to conduct a due diligence review ("DDR") to determine the unobligated balances available for transfer to the taxing entities; and

WHEREAS Health and Safety Code Section 34179.6 requires that the DDR be submitted to the Oversight Board for review; and

WHEREAS, Health and Safety Code Section 34179.6(a) requires that the Successor Agency provide the DDR for the Low and Moderate Income Housing Fund to the Oversight Board, Santa Cruz County Auditor-Controller, California State Controller, and the California Department of Finance by October 1, 2012; and

WHEREAS, the Oversight Board has convened a public comment session at least five business days before the scheduled approval vote on the DDR on October 11, 2012 per Health and Safety Code Section 34179.6(b); and

WHEREAS, Health and Safety Code Section 34179.6(c) requires that the Oversight Board review, approve and transmit the DDR and the determination of the amount of cash and cash equivalents that are available for disbursement to the taxing entities for the Low and Moderate Income Housing Fund to the California Department of Finance and Santa Cruz County Auditor-Controller by October 15, 2012; and

WHEREAS, the Successor Agency has engaged Caporicci & Larson, Inc., a subsidiary of Marcum, LLP, Certified Public Accountants, ("Marcum") to perform the DDR, with the approval of the Santa Cruz County Auditor-Controller, and Marcum has completed the DDR of the Low and Moderate Income Housing Fund (Exhibit A);

NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDERED by the Santa Cruz County Redevelopment Successor Agency Oversight Board as follows:

SECTION 1. The above Recitals are true and correct.

SECTION 2. The Oversight Board hereby accepts the DDR of the Low and Moderate Income Housing Fund (Exhibit A).

PASSED, APPROVED and ADOPTED by the Santa Cruz County Redevelopment Successor Agency Oversight Board, this ___nd day of _____, 2012 by the following vote:

AYES:
NOES:
ABSENT:

Chairperson of the Santa Cruz County Redevelopment
Successor Agency Oversight Board

ATTEST:

Clerk of the Oversight Board

Approved as to form:



~~Assistant~~ County Counsel

- Distribution:
- County Counsel
 - Successor Agency
 - CAO
 - State Department of Finance
 - Auditor-Controller
 - Real Property



County of Santa Cruz

SANTA CRUZ COUNTY REDEVELOPMENT SUCCESSOR AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 95060-4073

(831) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123

September 25, 2012

Agenda: October 2, 2012

Oversight Board
Santa Cruz County Redevelopment Successor Agency
701 Ocean Street
Santa Cruz, CA 95062

Transfer of Properties with a Governmental Use

Dear Board Members:

On August 28, 2012, your Board considered a report on properties transferred from the Redevelopment Agency to the County of Santa Cruz in March 2011. Staff was directed to return on today's agenda with actions necessary for the County to take ownership of those properties with governmental use. The August 28th report is included as Attachment 1 for your reference.

Following your actions on August 28th, on its' agenda of September 25, 2012, the Board of Supervisors approved the transfer of properties listed on Attachment 2 from the County of Santa Cruz to the Santa Cruz County Redevelopment Successor Agency. Also on the September 25th agenda, the Board of Supervisors, acting as the Board of the Redevelopment Successor Agency, accepted these properties. These properties had been transferred from the Santa Cruz County Redevelopment Agency to the County of Santa Cruz in March 2011 and were not encumbered by an agreement with a third party prior to the enactment of AB x1 26, the Dissolution Act. As such these properties were required to be transferred to the Successor Agency. The reports of September 25th are included as Attachment 3 and 4 to this report for your information.

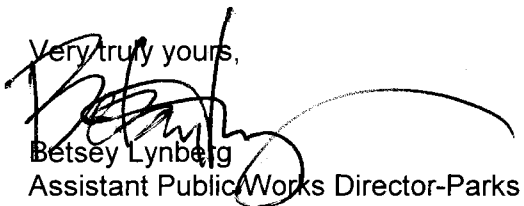
As you will recall, as discussed in the August 28th report, many of the Redevelopment Agency acquired properties are used by the community for public parks and open space, and as public parking lots which are considered governmental uses. Now that all of the properties acquired by the former redevelopment agency which are not encumbered by a third party agreement have been returned to the Redevelopment Successor Agency, the Oversight Board is able to take action to direct the Santa Cruz County Redevelopment Successor Agency to transfer those properties with a governmental use, to the County of Santa Cruz. The remaining properties will be retained by the Successor Agency until a Long Range Property Management Plan is approved and implemented as required by AB 1484. Also as required by AB 1484, a minimum

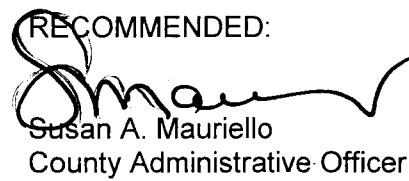
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of ten days notice of today's proposed actions were published in the Sentinel, a paper of general circulation in Santa Cruz County.

It is therefore recommended that your Board take the following actions:

1. Approve the attached resolution directing the Redevelopment Successor Agency to transfer title of The Farm Park (APN 037-101-5800 and APN 037-101-59) to the County of Santa Cruz; and
2. Approve the attached resolution directing the Redevelopment Successor Agency to transfer title of Chanticleer Avenue Park (APN 029-071-38 and APN 029-071-68) to the County of Santa Cruz; and
3. Approve the attached resolution directing the Redevelopment Successor Agency to transfer title of 40 Moran Way (APN 028-302-04) to the County of Santa Cruz; and
4. Approve the attached resolution directing the Redevelopment Successor Agency to transfer title of Heart of Soquel and Soquel Creek Linear Park (APN 030-153-24 and APN 030-153-10) to the County of Santa Cruz; and
5. Approve the attached resolution directing the Redevelopment Successor Agency to transfer title of a property that comprises part of the East Cliff Parkway (APN 032-251-07) to the County of Santa Cruz; and
6. Approve the attached resolution directing the Redevelopment Successor Agency to transfer title of Daubenbiss Parking Lot (APN 030-142-18, APN 030-142-33 and APN 030-142-33) to the County of Santa Cruz; and
7. Approve the attached resolution directing the Redevelopment Successor Agency to transfer title of Soquel Drive Parking Lot (APN 030-071-08 and APN 030-081-17) to the County of Santa Cruz; and
8. Approve the attached resolution directing the Redevelopment Successor Agency to transfer title of Porter Street Public Parking Easement (easement over a portion of APN 030-153-08) to the County of Santa Cruz.

Very truly yours,

 Betsy Lynberg
 Assistant Public Works Director-Parks

RECOMMENDED:

 Susan A. Mauriello
 County Administrative Officer

Attachments:
 August 28, 2012 Oversight Board Report
 List of Properties with a Governmental Use

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Oversight Board
September 25, 2012
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September 25, 2012 letter to Approve Transfer of Properties
September 25, 2012 Letter to Accept Properties
Resolutions (8)

Cc: Successor Agency
CAO
County Counsel
Public Works - Real Property
Public Works - Parks
Auditor-Controller
Department of Finance



County of Santa Cruz

SANTA CRUZ COUNTY REDEVELOPMENT SUCCESSOR AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 95060-4073

(831) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123

APPROVED AND FILED
REDEVELOPMENT SUCCESSOR AGENCY
OVERSIGHT BOARD

August 22, 2012

DATE: August 28th, 2012
COUNTY OF SANTA CRUZ

Oversight Board
Santa Cruz County Redevelopment Successor Agency
701 Ocean Street
Santa Cruz, CA 95060

SUSAN A. MAURIELLO
EX-OFFICIO SECRETARY OF THE BOARD

BY  DEPUTY

PROPERTIES ACQUIRED BY THE FORMER REDEVELOPMENT AGENCY

Members of the Board:

On February 15, 2011, Santa Cruz County and the Santa Cruz County Redevelopment Agency entered into an Amended and Restated Cooperation Agreement for Funding of Various Ongoing Capital Improvement Projects and Affordable Housing Projects and Programs (Attachment 1). Then on March 8, 2011, Santa Cruz County and the Santa Cruz County Redevelopment Agency entered into a Cooperation Agreement for the Funding of Specified Property Management and Development Costs (Attachment 2). Subsequent to these actions, ownership of the properties included on Attachment 1 of the March 8th agreement was transferred to the County. As described further below, affordable housing real property assets are now in possession of the County as the Housing Successor. It is recommended that a plan for disposition of non-housing real property acquired for public use be considered at this time.

Affordable Housing Real Property Assets

Santa Cruz County has elected to be the designated "housing successor agency" to the former County of Santa Cruz Redevelopment Agency ("Agency"), and to retain the affordable housing responsibilities, assets and functions previously performed by the Agency. On February 1, 2012, the Agency was dissolved, and the affordable housing responsibilities, obligations, assets, properties, contracts, loans, agreements, authorities, powers, and duties of the Agency were transferred to the County as the Housing Successor as a result of its election to retain the housing assets and functions of the Agency. **The Oversight Board approved those transfers on June 27, 2012.**

Non-housing Real Property Assets

Non-housing real property assets can be grouped into three categories: properties sold or encumbered in an agreement with a third party; properties with a governmental purpose; and other properties. Non-housing properties transferred to the County in

Oversight Board
August 22, 2012
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2011 are organized into these categories and listed for summary purposes on Attachment 3. Each category is discussed further below.

Properties Sold or Encumbered in an Agreement with a Third Party

Per Health and Safety Code Section those properties transferred to the County and encumbered in an agreement with a third party are not subject to return to the Successor Agency. Prior to the enactment of the Dissolution Act, four properties were encumbered by agreements between the County and third parties.

Properties sold or encumbered by agreements between the County and a third party include:

- ✓ Live Oak Resource Center on 17th Avenue in Live Oak
- ✓ Soquel Creek Water District Well Site on Soquel Drive at 41st Avenue
- ✓ Rodriguez Street site in Live Oak (housing site)
- ✓ Harper Street site in Live Oak (housing site)

The remaining RDA acquired properties are unencumbered and are subject to return to the Successor Agency for disposition, unless used for governmental purpose.

Properties with a Governmental Use

The Dissolution Act as amended by AB 1484, suspends the disposition of assets of the former redevelopment agency, except as those provisions apply to the transfers for governmental use, until the Finding of Completion and long-range property management plan is approved by the DOF. Relevant sections of the Health and Safety Code are noted below:

Section 34181: "The oversight board shall direct the successor agency to do all of the following:

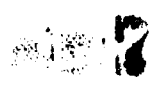
- (a) Dispose of all assets and properties of the former redevelopment agency provided, **however, that the oversight board may instead direct the successor agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings, to the appropriate public jurisdictions** pursuant to any existing agreements relating to the construction or use of such an asset."

Section 34191.3:

"Notwithstanding Section 34191.1, the requirements specified in subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be suspended, **except as those provisions apply to the transfers for governmental use**, until the Department of Finance has approved a long-range property management plan pursuant to subdivision (b) of Section 34191.5..."

Properties in possession of the County that were acquired for governmental purpose include:

- ✓ The Farm Park in Soquel
- ✓ Chanticleer Avenue Park in Live Oak
- ✓ 40 Moran Way, part of Moran Lake Park and Monarch Butterfly Habitat in Live Oak



Oversight Board
August 22, 2012
Page 3

- ✓ East Cliff Drive at 37th/Manzanita for the East Cliff Drive Parkway
- ✓ The Heart of Soquel Public Parking and Soquel Creek Linear Park
- ✓ Daubenbiss Public Parking in Soquel
- ✓ Public Parking Lot on Soquel Drive at Daubenbiss Avenue in Soquel
- ✓ Public Parking Easement on Porter Street in Soquel

Attachment 4 provides additional information and actions taken by the former Redevelopment Agency and the County of Santa Cruz to establish public use for each of these properties. Documents related to the actions noted in Attachment 4 are voluminous and are available upon request. Resolutions adopted by the RDA Board of Directors stating the intended purpose of the property at the time of acquisition are included as Attachment 5.

Other Properties

The remaining properties transferred to the County in March 2011, are not intended for exclusive governmental use, and are subject to return to the Successor Agency. These properties would be transferred to and held by the Successor Agency until the Finding of Completion and the long-range property management plan is prepared and approved by the Oversight Board and the State Department of Finance. As required by AB 1484, the long-range management plan will inventory the properties and address the use or disposition of each property. The properties that are proposed to be transferred back to the Successor Agency to comply with AB 1484 include:

- ✓ 7th and Brommer site
- ✓ Capitola Road site
- ✓ A remainder parcel on Commercial Way at Commercial Crossing

Attachment 6 provides additional information on these parcels.

Next Steps

On August 21, 2012, the Board of Supervisors approved the conceptual framework for the disposition of RDA acquired properties. With your Board's additional approval of the conceptual framework, staff will prepare the materials and public notice necessary for your Board to validate that the park and public parking properties acquired by the former redevelopment agency are intended for governmental use and should remain in the possession of the County of Santa Cruz, and that the remaining unencumbered properties should be transferred to the Successor Agency. Those actions can then be scheduled for the October 2, 2012 meeting of your Board. Following the actions of the Oversight Board on October 2nd, staff will also return to the Board of Supervisors for further action to effectuate the transfer of properties to the Successor Agency.

Recommendations

It is therefore RECOMMENDED that your Board take the following actions:

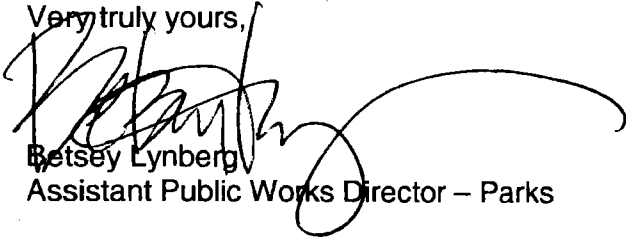
1. Adopt the attached resolution approving in concept that park and public parking properties acquired by the former redevelopment agency are intended for

Oversight Board
August 22, 2012
Page 4

governmental use and should remain in the possession of the County of Santa Cruz; and

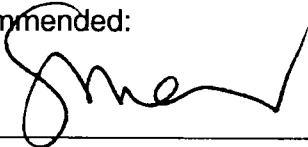
2. Direct staff to return on the October 2, 2012 agenda with the necessary actions to validate that park and public parking property acquired by the former redevelopment agency are intended for governmental use and should remain in possession of the County of Santa Cruz.

Very truly yours,



Betsy Lynberg
Assistant Public Works Director – Parks

Recommended:



Susan A. Mauriello
County Administrative Officer

Attachments

Cc:

Auditor-Controller, County Counsel, Successor Agency, DOF, Public Works – Real Property

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AMENDED AND RESTATED COOPERATION AGREEMENT
BETWEEN THE COUNTY OF SANTA CRUZ AND THE
REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA
CRUZ FOR FUNDING OF VARIOUS ONGOING CAPITAL
IMPROVEMENT PROJECTS, AFFORDABLE HOUSING
PROJECTS AND PROGRAMS, GRAFFITI REMOVAL
SERVICES, AND RELATED ADMINISTRATIVE AND
PROFESSIONAL SERVICES

THIS AMENDED AND RESTATED COOPERATION AGREEMENT BETWEEN THE COUNTY OF SANTA CRUZ AND THE REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA CRUZ FOR FUNDING OF VARIOUS ONGOING CAPITAL IMPROVEMENT PROJECTS, AFFORDABLE HOUSING PROJECTS AND PROGRAMS, GRAFFITI REMOVAL SERVICES, AND RELATED ADMINISTRATIVE AND PROFESSIONAL SERVICES (the "Agreement") is dated for reference purposes as of the 15th day of February, 2011 (the "Agreement Date"), and is being entered into by and between the County of Santa Cruz ("County") and the Redevelopment Agency of the County of Santa Cruz ("Agency").

RECITALS:

A. Pursuant to applicable provisions of the Community Redevelopment Law (California Health & Safety Code Section 33000 *et seq.*), County's Board of Supervisors approved the Redevelopment Plan for the Live Oak/Soquel Redevelopment Project Area (the "Project Area") through its adoption of Ordinance No. 3836 on May 12, 1987. County's Board of Supervisors subsequently amended said Redevelopment Plan as set forth in Ordinance No. 4297 adopted on May 22, 1994, Ordinance No. 4545 adopted on May 25, 1999, and Ordinance No. 4700 adopted on January 14, 2003. The original Redevelopment Plan as so amended is referred to herein as the "Redevelopment Plan."

B. Agency is implementing the Redevelopment Plan. As of the Agreement Date, Agency has initiated a number of projects and programs and is assisting and cooperating with County in implementing joint projects and programs to benefit the Project Area, redevelop and eliminate blighting conditions in the Project Area, increase, improve, and preserve affordable housing within the Project Area and unincorporated portions of Santa Cruz County, including without limitation those projects and programs identified in Agency's previously adopted FY 2010-2011 budget, its Statements of Indebtedness filed in accordance with Health & Safety Code Section 33675, its most recently completed Annual Report prepared in accordance with Health & Safety Code Section 33080 *et seq.*, and its most recently adopted 5-year Implementation Plan prepared in accordance with Health & Safety Code Section 33490.

C. Pursuant to Health & Safety Code Section 33220 and County's police powers, County has the authority to aid and cooperate with Agency in the planning, undertaking, construction or operation of redevelopment projects within the area in which City and Agency are authorized to act.

D. Among the public improvement projects initiated by Agency prior to the Agreement Date are those certain public buildings/facilities and traffic and safety, drainage and flood control, parks and recreation, and community beautification projects identified in Exhibit "A" attached hereto (collectively, the "Public Improvements"). All of the Public Improvements are located within or contiguous to the Project Area within the meaning of Health & Safety Code

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Sections 33445 and 33445.1. All of the Public Improvements are intended to be or remain publicly owned.

E. With respect to those Public Improvements consisting of publicly owned buildings, other than parking facilities, that are subject to the procedural requirements of Health & Safety Code Section 33679, County's Board of Supervisors and Agency's Board of Directors held a duly noticed public hearing on February 15, 2011, to consider whether to authorize Agency's payment of property tax increment revenues for such publicly owned buildings. Notice of the time and place of said public hearing was published in the Santa Cruz Sentinel, a newspaper of general circulation in the community, for at least two successive weeks prior to the hearing. Prior to the first publication of the notice of the public hearing, Agency prepared and made available for public inspection and copying, at a cost not to exceed the cost of duplication, a summary report including all of the following information: (i) estimates of the amount of property tax increment revenues proposed to be used to pay for the land and construction of each publicly owned building, including interest payments; (ii) the facts supporting the determinations required to be made by the Board of Supervisors pursuant to Health & Safety Code Section 33445; and (iii) the redevelopment purpose for which the tax increment revenues are to be used to pay for the land and construction of each publicly owned building.

F. Health & Safety Code Section 33445 authorizes Agency, with the consent of the Board of Supervisors of County, to pay all or a part of the value of the land for and the cost of the installation and construction of the Public Improvements if Agency's Board of Directors and the Board of Supervisors of County make the following determinations: (1) that the acquisition of land or the installation or construction of the Public Improvements are of benefit to the Project Area by helping to eliminate blight within the Project Area or providing housing for low- or moderate-income persons; (2) that no other reasonable means of financing the acquisition of the land or installation or construction of the Public Improvements are available to the community; and (3) that the payment of Agency tax increment funds for the acquisition of land or the cost of the Public Improvements is consistent with Agency's Implementation Plan adopted pursuant to Health & Safety Code Section 33490.

G. Among the projects and programs initiated by Agency prior to the Agreement Date to increase, improve, and preserve the community's supply of affordable housing are those certain housing projects and programs identified in Exhibit "A" attached hereto (collectively, the "Affordable Housing Projects and Programs"). In this regard, Health & Safety Code Section 33334.2(g)(1) authorizes Agency to expend its housing set-aside funds generated pursuant to the Community Redevelopment Law on Affordable Housing Projects and Programs inside or outside the Project Area, provided that use of such funds outside the Project Area is permitted only upon a resolution adopted by Agency's Board of Directors and the Board of Supervisors of County that the use of such funds outside the Project Area will be of benefit to the Project Area. On April 28, 1987, County's Board of Supervisors adopted its Resolution No. 236-87 and Agency's Board of Directors adopted its Resolution No. 235-87 making the findings referred to in Health & Safety Code Section 33334.2(g)(1).

H. Prior to the Agreement Date, Agency has initiated an ongoing program to remove graffiti from public and private properties in the Project Area, as identified in Exhibit "A" hereto. In this regard, pursuant to Health & Safety Code Section 33420.2, Agency's authority to take such actions it determines to be necessary to remove graffiti from public and private properties in the Project Area requires a finding by Agency's Board of Directors that, because of the magnitude and severity of the graffiti within the Project Area, the action is necessary to



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effectuate the purposes of the redevelopment plan for the Project Area and the action will assist with the elimination of blight, as defined in California Health & Safety Code Section 33031.

I. On February 8, 2011, County's Board of Supervisors and Agency's Board of Directors each approved and County and Agency entered into a Cooperation Agreement (the "Original Cooperation Agreement") that covers all of the projects and programs referred to in this Agreement excepting only the publicly owned buildings.

J. County and Agency desire to enter into this Agreement to supplement and restate the Original Cooperation Agreement and ensure that all of Agency's ongoing projects and programs identified in this Agreement are funded and implemented.

AGREEMENT:

NOW, THEREFORE, based on the foregoing Recitals, which are incorporated herein by this reference, and for good and valuable consideration, the receipt and sufficiency of which is acknowledged by both parties, County and Agency hereby agree as follows:

1. County Consent; Findings and Determinations. The Board of Supervisors of County hereby consents to Agency's expenditure of property tax increment revenues generated from the Project Area to pay for all of the Public Improvements referred to in Recitals D-F above and identified in Exhibit "A" to this Agreement. The Board of Supervisors of County and Agency's Board of Directors further hereby confirm and declare by virtue of their respective approvals of this Agreement that they are hereby making all of the findings and determinations with respect to the Public Improvements that are referred to in Recitals D-F. The Board of Supervisors of County and Agency's Board of Directors further hereby confirm and declare by virtue of their respective approvals of this Agreement that their respective findings and determinations made in Board of Supervisors Resolution No. 236-87 and Agency Board of Directors Resolution No. 235-87 are still valid and apply to the expenditure of housing set-aside funds outside the Project Area for the Affordable Housing Projects and Programs identified in this Agreement. Finally, by its approval of this Agreement, Agency's Board of Directors hereby confirms and declares that it is making the finding and determination with respect to the graffiti removal program referred to in Recital H.

2. Agency Funding. Agency hereby covenants and pledges to pay to County all of the actual and reasonable costs incurred by County to implement the Public Improvements, the Affordable Housing Projects and Programs, the graffiti removal program, and all of the other projects and programs, including without limitation the administrative and professional services costs relating thereto, as are identified in Exhibit "A" attached hereto (collectively, the "Approved Redevelopment Projects and Programs"), with the understanding that actual costs may differ from estimated costs and this Agreement is intended to cover all actual and reasonable costs of the Approved Redevelopment Projects regardless of whether such actual and reasonable costs are higher or lower than estimated herein. Except as may be otherwise subsequently agreed to by County and Agency, Agency payments shall be made as County costs are incurred, as determined by County. County shall be entitled to periodically invoice Agency for payment of eligible costs and Agency shall pay eligible costs within thirty (30) days after receipt of invoice. County shall expend all payments received from Agency pursuant to this Agreement only for the identified Approved Redevelopment Projects and Programs, as the same may be modified from time to time consistent with the limitations set forth herein. Upon Agency's request, County shall account to Agency for all County costs and expenditures.

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3. Indebtedness of Agency. Agency's funding of the Approved Redevelopment Projects and Programs is intended to and shall constitute an indebtedness of Agency within the meaning of Article 16, Section 16 of the California Constitution and Health & Safety Code Section 33670(b), as the same exist as of the Agreement Date. Agency shall include the cost of the Approved Redevelopment Projects and Programs in its annual budgets, in the annual statements of indebtedness Agency is required to annually file pursuant to Health & Safety Code Section 33675, in to the extent required in its annual reports (Health & Safety Code Section 33080 *et seq.*) and its 5-year implementation plans (Health & Safety Code Section 33490), and Agency shall take all other legal actions required to have sufficient property tax increment revenues allocated and paid to Agency to enable Agency to timely perform its payment obligations to County hereunder.

4. Subordination. Agency's funding obligations hereunder shall be junior and subordinate to (i) all Agency tax allocation bonds or other direct long-term indebtedness of Agency, (ii) all pledges by Agency of tax increments for tax allocation bonds or other direct long-term indebtedness of Agency, (iii) other Agency financial agreements or other contractual obligations of Agency, and (iv) any contingent obligations of Agency. This subordination provision shall be applicable to all such Agency obligations as set forth in this section, whether such obligations are incurred prior to or after the Agreement Date.

5. No Third Party Beneficiaries; Binding on Successors and Assigns. There are no third party beneficiaries under this Agreement. No person or entity other than County and Agency and their respective successors and assigns shall have any rights or and right of action hereunder. To the maximum extent permitted by law, this Agreement is intended to be binding upon the voluntary and involuntary successors and assigns of County and Agency.

6. Severability. Each provision of this Agreement shall be severable from the whole, and if any provision of this Agreement shall be found contrary to law, the remainder of this Agreement shall remain in full force and effect.

7. Non-Liability of Members, Officials, Employees, and Agents; Non-Recourse Obligation. No member, official, employee, or agent of County or Agency shall be personally liable for performance by County or Agency hereunder, for breach or default by County or Agency hereunder, for any amounts which may payable or become due hereunder, or for any judgment or execution thereon entered in any action.

8. Entire Agreement; Amendment. This Agreement shall supplement and restate the Original Cooperation Agreement and shall constitute the entire agreement of the parties hereto concerning the subject matter addressed herein. This Agreement may be amended or modified only by an agreement in writing signed by the authorized representatives of the parties, after any and all required actions by the parties' governing boards.

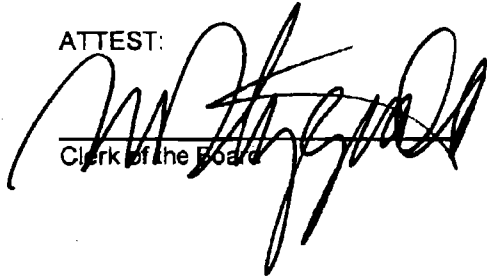
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IN WITNESS WHEREOF, County and Agency have entered into this Agreement to be effective as of the Agreement Date.

COUNTY OF SANTA CRUZ

By: 
Its: Chairperson, Board of Supervisors

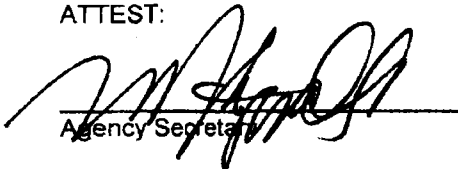
ATTEST:


Clerk of the Board

REDEVELOPMENT AGENCY OF THE
COUNTY OF SANTA CRUZ


By: 
Its: Executive Director

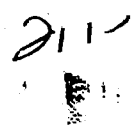
ATTEST:


Agency Secretary

APPROVED AS TO FORM:

Rutan & Tucker, LLP

By: 
Jeffrey M. Oderman, Esq., Special Counsel
to County and Agency





**CAPITAL PROJECTS AND PROGRAMS
(On-going and as designated in the RDA 2010-2014
Implementation Plan)**

**Infrastructure/Safe Routes
for Walking and Bicycling**

Total Estimated Cost: \$ 115,212,000

Soquel Avenue Complete improvements under construction per existing construction contract from 17th Avenue west to Soquel Drive. Pedestrian, drainage, roadway & traffic improvements per Board approved Plan Line from 17th Avenue east to Gross Road.
Estimated Cost: \$ 3,250,000

Eaton Street Pedestrian, bicycle, drainage & road improvements per Board approved plans & specifications (construction contract to be awarded 3/8/11)
Estimated Cost: \$ 1,550,000

East Cliff Drive Pedestrian, bicycle, drainage & road improvements from 9th to 12th Avenue per pending County & Coastal Commission Permits. Pedestrian, bicycle, drainage, roadway improvements from 17th to 32nd Avenue per Board approved route concept. Completion and close-out of bluff stabilization construction between 32nd and 41st Avenue project per existing construction contract. Parkway construction along East Cliff Drive from 32nd to 41st Avenue including pedestrian, bicycle, drainage, roadway, utility and landscape improvements and park improvements at Pleasure Point Park per Coastal Commission Permits. Permit conditions & EIR mitigation compliance.
Estimated Cost: \$ 15,817,000

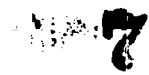
Twin Lakes Beachfront Phase I: pedestrian, bicycle, roadway, drainage, beach access, coastal protection structures & public parking along East Cliff Drive from 5th to 9th Avenue per Board approved Conceptual Master Plan. Phase II: planning, design and construction of ocean side pedestrian, drainage and coastal armoring improvements along East Cliff Drive from 9th to 11th Avenue
Estimated Cost: \$ 9,050,000

30th Avenue (Portola Drive to Scriver Street) Roadway and drainage improvements per Board approved Plan Line
Estimated Cost: \$ 425,000

Soquel Drive (Hwy 1 to Soquel Village) Right turn lane improvements at 41st Avenue per County General Plan, bus stops, pedestrian, bicycle, drainage, roadway, traffic improvements
Estimated Cost: \$ 3,000,000

Cabrillo College Drive Pedestrian & roadway improvements per community design concept
Estimated Cost: \$ 2,000,000

Main Street Pedestrian, bicycle, roadway, drainage & traffic improvements
Estimated Cost: \$ 2,500,000



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Thompson Avenue Pedestrian, drainage & road improvements per community Plan Line scheduled for Board consideration 3/8/2011
Estimated Cost: \$ 2,000,000

Upper Porter Street/Soquel/San Jose Road Pedestrian, bicycle, roadway & drainage providing pedestrian connection between Soquel Village & AJ Cummings Park
Estimated Cost: \$ 1,600,000

Wharf Road Pedestrian, bicycle, roadway & traffic improvements
Estimated Cost: \$ 800,000

26th Avenue Pedestrian, roadway & major drainage improvements
Estimated Cost: \$ 2,800,000

38th Avenue Pedestrian, roadway & major drainage improvements
Estimated Cost: \$ 3,800,000

Capitola Road Extension Pedestrian, bicycle & roadway improvements
Estimated Cost: \$ 2,000,000

Mattison Avenue Pedestrian, roadway & drainage improvements
Estimated Cost: \$ 3,500,000

Portola (east of 41st) Pedestrian, bicycle, roadway & drainage improvements
Estimated Cost: \$ 3,500,000

Maciel Avenue Pedestrian, bicycle, roadway & drainage improvements
Estimated Cost: \$ 1,500,000

Brommer Street Pedestrian & drainage improvements from Chanticleer Avenue to 17th Avenue. Pedestrian, bicycle, drainage & roadway improvements from 7th Avenue to the upper Santa Cruz Harbor entrance
Estimated Cost: \$ 1,470,000

Harper Street Pedestrian, drainage & roadway improvements per Board approved Plan Line
Estimated Cost: \$ 3,500,000

El Dorado Avenue Pedestrian, drainage & roadway improvements per Board approved Plan Line
Estimated Cost: \$ 3,500,000

40th Avenue Pedestrian, drainage & roadway improvements
Estimated Cost: \$ 500,000

41st Avenue (Hwy 1 to Soquel Dr) Pedestrian, bicycle, drainage, roadway & traffic improvements per Board approved Plan Line
Estimated cost: \$ 1,800,000



Bulb Avenue Pedestrian, drainage & roadway improvements
Estimated Cost: \$ 1,350,000

Webster Street Pedestrian, drainage & roadway improvements
Estimated Cost: \$ 1,750,000

Regional Pedestrian/Bicycle Connections Match funding as necessary for projects benefiting the Project Area as described in the Safe Routes for Biking and Walkway Program of the Five-Year Implementation Plan
Estimated Cost: \$ 3,000,000

On-Going Department of Public Works Programs. This program has 4 components. Traffic calming studies and improvements including road bumps, signage & bulb-outs; pavement management work which includes road reconstruction on arterial, collector and local streets; sidewalk infill design and construction including pedestrian improvements and associated drainage on streets where improvements incomplete; and Plan Line preparation including planning and preliminary roadway design for streets without an approved Plan Line.
Estimated Cost: \$ 39,250,000

Drainage & Flood Control

Total Estimated Cost: \$ 9,250,000

Soquel Drive Drainage Upgrades to existing storm water system Hardin Way to Cunnison Lane. To be constructed with the Farm Park and Soquel Community Center projects
Estimated Cost: \$ 250,000

Flood Control and Water Conservation Projects Implementation of Zone 5 Flood Control and Water Conservation District Master Plan Projects and the Zone 4 Projects in conjunction with the Integrated Regional Water Management Plan Projects
Estimated Cost: \$ 9,000,000

Parks & Recreational Facilities

Total Estimated Cost: \$ 31,887,000

Chanticleer Avenue Park Design and construction of new 4.5 acre neighborhood park per Board approved Park Master Plan (excluding historic house and new restroom)
Estimated Cost: \$ 4,880,000

Moran Lake Park and Monach Butterfly Habitat Improvements to existing 9 acre park per Board approved Park Master Plan
Estimated Cost: \$ 2,750,000

Floral Park Renovation of existing neighborhood park per Board approved Park Master Plan and development permits
Estimated Cost: \$ 1,350,000

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Farm Neighborhood Park at Tee Street and Cunnison Lane Neighborhood park, stream and oak woodland habitat improvements per Board approved Park Master Plan (excluding buildings). This project has been awarded a \$995,113 grant from the Strategic Growth Council. Reimbursement of project costs in that amount is expected, although the total project cost shown here is not discounted by the amount of the grant
Estimated Cost: \$ 8,107,000

Felt Street Park Completion of construction of new neighborhood park per existing construction contract and Board approved Park Master Plan
Estimated Cost: \$ 1,500,000

Misc Park Improvements Picnic, parking, recreation equipment & facilities improvements at existing parks
Estimated Cost: \$ 2,750,000

Park Site Acquisition Project area sites with park site "D" designation in the County Zoning Regulations
Estimated Cost: \$ 6,000,000

Park Sustainability Upgrades Water and energy conservation upgrades at existing facilities
Estimated Cost: \$ 300,000

Rodriguez Street Park Planning, design & construction of a new neighborhood park designated in the County General Plan
Estimated Cost: \$ 2,750,000

Coastal Access Improvements Design & construction of beach access and parking improvements at Sunny Cove Beach and other beach access locations
Estimated Cost: \$ 1,500,000

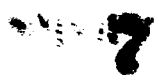
Community/Other Public Facilities **Total Estimated Cost: \$ 5,804,500**

Live Oak Resource Center Construction close-out & warranty period
Estimated Cost: \$ 1,032,500

Community Facilities Feasibility studies and conceptual design for possible future community facilities included in the Five-Year Implementation Plan
Estimated Cost: \$ 300,000

Soquel Creek Linear Park & Parking Planning, design and construction of new public parking and park improvements at Agency owned Heart of Soquel property and along Soquel Creek in Soquel Village
Estimated Cost: \$ 1,472,000

Public Parking Improvements Acquisition, planning, design and construction of new public parking in existing commercial areas (e.g. Pleasure Point, Upper 41st Avenue, Soquel Village) per the Five-Year Implementation Plan
Estimated Cost: \$ 3,000,000



Community Design & Planning**Total Estimated Cost: \$ 1,110,000**

Community Planning Studies Matching funds for the Prop 84 Sustainable Communities Grant, funding for regulatory reform, plus other future planning studies
Estimated Cost: \$ 500,000

LION Neighborhood Grants On-going program to implement small scale neighborhood improvements
Estimated Cost: \$ 160,000

Opportunity Site Program Funding for Planning Department Program to prepare master plans & design guidelines to encourage appropriate commercial and mixed use development for retail and hotel opportunity sites per the Five-Year implementation Plan
Estimated Cost: \$ 450,000

Community Beautification**Total Estimated Cost: \$ 1,810,000**

Street Tree Program On-going street tree installation on major streets and Volunteer Tree Planting Program in per the Board approved Urban Forestry Master Plan
Estimated Cost: \$ 450,000

Street Tree Xeriscape Projects Planning, design and construction of low maintenance, water conserving streetscape planting in conjunction with the Urban Forestry Program
Estimated Cost: \$ 300,000

Graffiti Program On-going program including services for removal of graffiti from parks and public right of way improvements, and projects to deter graffiti
Estimated Cost: \$ 575,000

Wayfinding Signage and Gateways Program to improve area wayfinding and improve attractiveness of the community per the Five-Year Implementation Plan and the Urban Forestry Master Plan
Estimated Cost: \$ 200,000

Building Abatement Program Program development and start-up funding to remove dilapidated buildings in order to alleviate structural blight
Estimated Cost: \$ 285,000

Economic Vitality**Total Estimated Cost: \$ 26,000,000**

Planning and Market Studies Collection, verification, organization and hosting of sound market information and data critical to strategic economic development planning and implementation. Independent modeling and verification of specific site and/or prospect proposals necessary for sound public/private partnerships that increase business investment and job growth
Estimated Cost: \$ 2,000,000

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Facade/Signage Programs Development and implementation of a business facade treatment loan and/or grant program to improve the environment within strategic business enhancement areas and lead to increased job opportunities per the Five-Year Implementation Plan

Estimated Cost: \$ 700,000

Small Business Assistance Establishment and implementation of business loan programs that leverage other federal, state and local small business assistance resources to induce private investment in the retention, expansion and attraction of small and/or micro-enterprise businesses

Estimated Cost: \$ 2,000,000

Business Retention and Expansion Establish and implement an outreach program to County businesses, connecting those existing businesses with a diverse network of business assistance and County service providers that can assist in business retention and/or expansion leading to increased investment and job opportunities within Santa Cruz County

Estimated Cost: \$ 300,000

Development Assistance Establish and implement a program to provide incentives necessary to induce new business investment resulting in increased job opportunities within Santa Cruz County per the Five-Year Implementation Plan

Estimated Cost: \$ 2,000,000

Site Acquisition and Development Program to create and improve availability of sites ready for business expansion and attraction. This activity would identify, purchase, prepare and market currently underutilized real property for business retention, expansion and/or attraction leading to the retention and/or expansion of job opportunities within Santa Cruz County. It would also provide for the planned development of RDA owned property. For the 7th and Brommer Agency owned property adjacent to the Santa Cruz Harbor, the project would include preparing for and inducing private sector investment, most likely for hospitality industry business investment and job opportunities. For the Capitola Road owned property west of 17th Avenue, the project would include public and private sector mixed use neighborhood development including retail, service and housing uses to provide increased goods and service, as well as job opportunities to the Live Oak Neighborhood.

Estimated Cost: \$ 19,000,000

Total Estimated Cost for Capital Improvement Projects and Programs:

\$ 191,073,500

Capital Project/Program Administration and Project Management Administrative Cost are those for services associated with the development of projects and programs including: the purchase of land; negotiation and development of agreements; public outreach process; approval and permitting process; financial, legal, and other specialized consulting services; financial compliance and other governmental reporting, including financial administrative oversights; the administration of housing projects including monitoring of affordable housing agreements, resale restrictions, or other covenants associated with affordable housing projects; the drafting of funding



availability notices and development of affordable housing agreement documents; additional indirect cost associated with the administrative support needed to carry out these public improvements; the preparation of grant application and State and Federal grant management; project management includes salaries, benefits and overhead cost for planning, design and construction. The amounts included for project management and administration are consistent with historical and current annual project management and administrative costs.

Estimated Annual Cost: \$ 3,440,000

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**Community Facilities
Publicly Owned Buildings**

Total Estimated Cost: \$ 118,245,000

Sheriff-Coroner Facility Acquisition, planning, design and construction of a facility to house investigative, forensic, patrol and administrative functions of the Sheriff-Coroner's Office
Estimated Cost: \$ 60,800,000

Behavioral Health Unit Project Acquisition, planning, design and construction of a new replacement facility for the psychiatric patients
Estimated Cost: \$ 11,500,000

Chanticleer Avenue Park Restroom/Maintenance Building and Historical Miller House Planning, design and renovation of the historic Miller House & construction of a new park restroom
Estimated Cost: \$ 1,245,000

Soquel Community Center at the Farm Park Planning, design and construction of a new 4,500 square foot community center and a new restroom building at the adjoining neighborhood park per the Board approved Park Master Plan
Estimated Cost: \$ 4,300,000

Gemma House Second Unit Improvements Planning, design and construction to convert an accessory building to a habitable structure
Estimated Cost: \$ 150,000

Youth and Recreational Facilities Planning, design and construction of a youth and recreation facility at a centrally located site
Estimated Cost: \$ 17,360,000

Soquel Village Parking, Circulation & Community Facilities Acquisition, planning, design and construction of public parking and community facility improvements
Estimated Cost: \$ 8,690,000

Health Services Facility Acquisition, planning, design and construction of a health service clinic to serve the mid-county area
Estimated Cost: \$ 9,900,000

Public Works Maintenance Facility Study, design and construction of improvements to buildings and site to address functional, visual and/or environmental site conditions that impact the surrounding area
Estimated Cost: \$ 2,000,000

Parks Maintenance Facility Planning, design and construction of a mid-county parks maintenance facility
Estimated Cost: \$ 1,400,000

Simpkins Family Swim Center Pool Enclosure Design and construction of improvements including the enclosure of a pool at the existing swim center facility
Estimated Cost: \$ 900,000



Low and Moderate Income Housing

Affordable Housing Activities (Programs, Projects and Services)

All RDA Housing Fund expenditures for Programs and Projects are structured as long term subordinate debt, with various repayment terms and interest rates. It is estimated that 10% of expenditures for project and programs will not be recovered due to customary practice. There are no repayments from Housing Services expenditures.

PROGRAMS

For program activities below, all RDA expenditures are structured as loans. Interest rates vary; repayments triggered upon sale or transfer

First Time Homebuyer Activities: This program has three components:
Down Payment assistance to acquire market rate units. Down payment assistance for income eligible first time homebuyers to acquire market rate units; structured as shared appreciation loan and includes affordability restrictions in perpetuity. Loans may be issued to buyers of units preserved through Affordable Housing Preservation Program (see below). Program loans repayments may be re-loaned to subsequent purchaser or to purchasers of market rate units. (Housing Element Program 4.9) (Implementation Plan Goal 6i)

Affordable Housing Preservation provides funds to acquire an estimated 8 affordable units per year at risk of being lost from the affordable housing inventory due to a foreclosure or enforcement action (8 units at \$ 250,000 per unit). Note: units to be sold to income eligible buyers through First Time Homebuyer Program at restricted resale price, resulting in an estimated net cost of \$ 128,000 (\$ 10,000/unit). (Housing Element Program 4.7, 4.8) (Implementation Plan Goal 6ii)

Swan Lake Preservation program implements an existing agreement, acquire the remaining 20 price restricted units (at \$ 235,000 per unit) within the Swan Lake community necessary to preserve affordability restrictions. Units to be resold to income eligible purchasers at restricted resale price (Housing Element Program 4.8) (Implementation Plan Goal 6ii)
Estimated Program Cost: \$ 52,300,000

Housing Rehabilitation and Mobile Home Change Out Activities:

This program has two components:
Housing Rehabilitation provides loans for income eligible homeowners to address health and safety deficiencies and accessibility improvements within and around their home. (Housing Element Program 4.15) (Implementation Plan Goal 6i)

Mobile Home Change Out provides loans for income eligible mobile home owners to replace their older mobile home with a new manufactured home. (Housing Element Program 4.4) (Implementation Plan Goal 6i)
Estimated Program Cost: \$ 12,000,000



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Housing Grant Program: Matching funds for the County to pursue State, Federal and other funding sources (e.g. CalHOME, HOME, CDBG, HUD) to support affordable housing activities for income eligible households in the unincorporated area of Santa Cruz County. (Housing Element Program 5.2) (Implementation Plan Goal 7i)
Estimated Program Cost: \$ 8,000,000

Total Estimated Cost of Housing Program Activities: \$ 72,300,000
Total Estimated Repayment: \$ 65,070,000
Net Estimated Cost for Housing Program Activities: \$ 7,230,000

PROJECTS

Projects are structured as long term subordinate debt, loan repayments to occur over protracted time periods (ranging from 30-55 years).

New Construction and Rehabilitation: This program has three parts:
Provide funding to construct new affordable units for seniors, families, farm workers and special needs populations with long-term affordability restrictions on pre-zoned sites and other sites with appropriate zoning. (Housing Element Chapter 4.7) (Implementation Plan Goal 6ii)

Acquisition and reconstruction of up to three dilapidated mobile home park with long term affordability restrictions. (Housing Element Program 2.2) (Implementation Plan Goal 6i)

Program to acquire existing hotels/motels and convert to permanent affordable housing with long term affordability restrictions (Housing Element Program 4.6) (Implementation Plan Goal 6i)
Estimated Program Cost: \$ 85,000,000

Scattered Site Housing:
Funding to acquire existing multi-family housing to serve special populations (e.g. at risk homeless youth, psychiatrically disabled adults) and impose long term affordability restrictions. (Housing Element Program 5.4, 5.5, 5.6, 5.7) (Implementation Plan Goal 6iii)
Estimated Program Cost: \$ 20,000,000

Preservation of Existing Expiring Section 8:
Financial assistance to preserve three existing Section 8 projects with expiring subsidies (Housing Element Program 4.7, 4.8) (Implementation Plan Goal 6ii)
Estimated Program Cost: \$ 24,000,000

Total Estimated Cost of Housing Projects: \$129,000,000
Total Estimated Repayment: \$116,100,000
Net Estimated Cost for Housing Projects: \$12,900,000

Housing Services

There are no repayments from the Housing Services activities.

Rental Security Deposit Program: Provides rental security deposit funds to qualifying households for units in the unincorporated County. (Housing Element Program 4.11) (Implementation Plan Goal 6iii)
Estimated Cost: \$ 1,232,000

Mental Health Supportive Housing: Provides rental subsidy to clients of Santa Cruz County Mental Health enrolled in its Supportive Housing Program. (Housing Element Program 5.4) (Implementation Plan Goal 6iv)
Estimated Cost: \$ 4,000,000

Families in Transition (FIT) Short Term Housing Assistance Program: Provides rental subsidy to formerly homeless families who are clients of FIT. (Housing Element Program 4.11) (Implementation Plan Goal 6iv)
Estimated Cost: \$ 1,248,000

Community Action Board Emergency Housing Assistance Program: Homelessness prevention program providing temporary emergency rental assistance targeted to households facing loss of housing. (Housing Element Program 4.11) (Implementation Plan Goal 6iv)
Estimated Cost: \$ 1,600,000

Transition Age Youth Aftercare Program: Provides up to \$ 3,000 of one time housing assistance to income eligible youth graduating from the Independent Living Program THP+ Program. (Housing Element Program 5.6) (Implementation Plan Goal 6iv)
Estimated Cost: \$ 576,000

Homeless Action Partnership (HAP) Technical Support: Provides on-going technical support, grant writing and coordination assistance for \$ 1,700,000 annual HUD application for housing and support services for homeless individuals and families and maintains performance measures that leverage additional funding for permanent and transitional housing. (Net amount is approx. \$ 460,000 - nearly 50% of contract amount reimbursed by other parties). (Housing Element Program 5.4) (Implementation Plan Goal 7i)
Estimated Cost: \$ 914,000

Transition Age Youth (TAY) Supportive Housing Pilot Program: Provides rent subsidy for four units for time limited program (5-years) at the Heart of Soquel Mobile Home Park to former foster youth with the purpose of developing a model for permanent project. (Housing Element Program 5.6) (Implementation Plan Goal 6iv)
Estimated Cost: \$ 180,000

Willowbrook Board and Care Rental Subsidy Program: Provide rental subsidies to income eligible residents of 42 bed facility for psychiatrically disabled adults. Subsidy period: five years. (Housing Element Program 5.9) (Implementation Plan Goal 6iv)
Estimated Cost: \$ 950,000

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Total Estimated Cost for Services: \$10,700,000

**Total Estimated Cost for Housing Projects, Programs and Services \$ 212,000,000
with Estimated Repayments of \$ 181,170,000 for a Total Net Estimated Cost of
\$ 30,830,000**

Housing Administration

Housing Project/Program Administration and Project Management:

Administrative Cost are those for services associated with the development of projects and programs including: the purchase of land; negotiation and development of agreements; public outreach process; approval and permitting process; financial, legal, and other specialized consulting services; financial compliance and other governmental reporting, including financial administrative oversights; the administration of housing projects including monitoring of affordable housing agreements, resale restrictions, or other covenants associated with affordable housing projects; the drafting of funding availability notices and development of affordable housing agreement documents; additional indirect cost associated with the administrative support needed to carry out these public improvements; the preparation of grant application and State and Federal grant management; project management includes salaries, benefits and overhead cost for planning, design and construction. The amounts included for project management and administration are consistent with historical and current annual project management and administrative costs. (Housing Element Program 4.9)

Estimated Annual Cost: \$ 1,860,000



Attachment 2

COOPERATION AGREEMENT BETWEEN THE COUNTY OF SANTA CRUZ AND THE REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA CRUZ FOR FUNDING OF SPECIFIED PROPERTY MANAGEMENT AND DEVELOPMENT COSTS

THIS COOPERATION AGREEMENT BETWEEN THE COUNTY OF SANTA CRUZ AND THE REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA CRUZ FOR FUNDING OF SPECIFIED PROPERTY MANAGEMENT AND DEVELOPMENT COSTS (the "Agreement") is dated for reference purposes as of the 8th day of March, 2011 (the "Agreement Date"), and is being entered into by and between the County of Santa Cruz ("County") and the Redevelopment Agency of the County of Santa Cruz ("Agency").

RECITALS:

A. Pursuant to applicable provisions of the Community Redevelopment Law (California Health & Safety Code Section 33000 *et seq.*), County's Board of Supervisors approved the Redevelopment Plan for the Live Oak/Soquel Redevelopment Project Area (the "Project Area") through its adoption of Ordinance No. 3836 on May 12, 1987. County's Board of Supervisors subsequently amended said Redevelopment Plan as set forth in Ordinance No. 4297 adopted on May 22, 1994, Ordinance No. 4545 adopted on May 25, 1999, and Ordinance No. 4700 adopted on January 14, 2003. The original Redevelopment Plan as so amended is referred to herein as the "Redevelopment Plan."

B. Agency is implementing the Redevelopment Plan. As of the Agreement Date, Agency has initiated a number of projects and programs and is assisting and cooperating with County in implementing joint projects and programs to benefit the Project Area, redevelop and eliminate blighting conditions in the Project Area, increase, improve, and preserve affordable housing within the Project Area and unincorporated portions of Santa Cruz County, including without limitation those projects and programs identified in Agency's previously adopted FY 2010-2011 budget, its Statements of Indebtedness filed in accordance with Health & Safety Code Section 33675, its most recently completed Annual Report prepared in accordance with Health & Safety Code Section 33080 *et seq.*, and its most recently adopted 5-year Implementation Plan prepared in accordance with Health & Safety Code Section 33490.

C. Pursuant to Health & Safety Code Section 33220 and County's police powers, County has the authority to aid and cooperate with Agency in the planning, undertaking, construction or operation of redevelopment projects within the area in which County and Agency are authorized to act.

D. On or about the Agreement Date Agency's Board of Directors has taken action to convey and transfer a number of Agency-owned properties (herein, the "Redevelopment Properties") to County and County's Board of Supervisors has taken action to accept conveyance and transfer of the Redevelopment Properties from Agency. Such conveyances and transfers are consistent with applicable provisions of law, including without limitation Health & Safety Code Sections 33430-33432, subject to the understanding that County has covenanted and shall be obligated to own, operate, maintain, use, and sell or lease (if applicable) each of the Redevelopment Properties in compliance with all applicable provisions of the Community Redevelopment Law (Health & Safety Code Section 33000 *et seq.*) that would apply to Agency if Agency had retained title to the Redevelopment Properties.



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E. County anticipates that it will incur various administrative, property management, and development costs in conjunction with its ownership, operation, maintenance, and use of the Redevelopment Properties prior to completion of the redevelopment of said properties, including without limitation the costs categorized and listed in Exhibit "A" attached hereto (collectively, the "Property Management and Development Costs"). Such costs are eligible costs to be paid by Agency pursuant to existing law.

F. In consideration of County's agreement to accept the conveyance and transfer of the Redevelopment Properties from Agency and its covenant to own, operate, maintain, use, and sell or lease (if applicable) such properties in compliance with all applicable provisions of the Community Redevelopment Law that would apply to Agency if Agency had retained title to the Redevelopment Properties Agency is willing to pay to County all of County's actual and reasonable Property Management and Development Costs. By their approval of this Agreement, County's Board of Supervisors has determined on behalf of County and Agency's Board of Directors has determined on behalf of Agency that (1) County's acceptance of the conveyance and transfer of the Redevelopment Properties and performance of its obligations hereunder is of benefit to the redevelopment project area described in the Redevelopment Plan, will help to eliminate blighting conditions within said redevelopment project area, and/or (with respect to those properties acquired with housing funds pursuant to Health & Safety Code Section 33334.2) will provide housing for low- or moderate-income persons; (2) no other reasonable means of paying the Property Management and Development Costs are available to the community; and (3) Agency's payment of the Property Management and Development Costs is consistent with the goals and objectives of the Implementation Plan adopted by Agency pursuant to Health & Safety Code Section 33490.

G. County and Agency desire to enter into this Agreement to ensure that the Redevelopment Properties are redeveloped in accordance with the Community Redevelopment Law and the adopted Redevelopment Plan.

AGREEMENT:

NOW, THEREFORE, based on the foregoing Recitals, which are incorporated herein by this reference, and for good and valuable consideration, the receipt and sufficiency of which is acknowledged by both parties, County and Agency hereby agree as follows:

1. Findings and Determinations. County's Board of Supervisors and Agency's Board of Directors hereby confirm and declare by virtue of their approval of this Agreement that they are hereby making all of the determinations referred to in Recital F.

2. Agency Funding. Agency hereby covenants and pledges to pay to County all of the actual and reasonable costs incurred by County to pay the Property Management and Development Costs identified in Exhibit "A" attached hereto, with the understanding that County's actual costs may differ from the estimated costs listed in Exhibit "A" and this Agreement is intended to cover all actual and reasonable Property Management and Development Costs incurred by County for said purposes in fiscal year 2010-2011 and in future fiscal years until the earlier of the following dates: (1) as to each of the Redevelopment Properties, the date on which redevelopment of each said property is completed, as determined by County; or (2) the termination date of the Redevelopment Plan based on the law in effect as of the Agreement Date (and without regard to whether the law changes after the Agreement Date to change said date). Except as may be otherwise subsequently agreed to by County and Agency, Agency payments shall be made as County costs are incurred, as determined by



County. County shall be entitled to periodically invoice Agency for payment of eligible costs and Agency shall pay eligible costs within thirty (30) days after receipt of invoice. County shall expend all payments received from Agency pursuant to this Agreement only for the identified purposes, as the same may be modified from time to time consistent with the limitations set forth herein. Upon Agency's request, County shall account to Agency for all County costs and expenditures.

3. Indebtedness of Agency. Agency's funding of the Property Management and Development Costs is intended to and shall constitute an indebtedness of Agency within the meaning of Article 16, Section 16 of the California Constitution and Health & Safety Code Section 33670(b), as the same exist as of the Agreement Date. Agency shall include the Property Management and Development Costs in its annual budgets, in the annual statements of indebtedness Agency is required to annually file pursuant to Health & Safety Code Section 33675, in to the extent required in its annual reports (Health & Safety Code Section 33080 *et seq.*) and its 5-year implementation plans (Health & Safety Code Section 33490), and Agency shall take all other legal actions required to have sufficient property tax increment revenues allocated and paid to Agency to enable Agency to timely perform its payment obligations to County hereunder.

4. Subordination. Agency's funding obligations hereunder shall be junior and subordinate to (i) all Agency tax allocation bonds or other direct long-term indebtedness of Agency, (ii) all pledges by Agency of tax increments for tax allocation bonds or other direct long-term indebtedness of Agency, (iii) other Agency financial agreements or other contractual obligations of Agency, and (iv) any contingent obligations of Agency. This subordination provision shall be applicable to all such Agency obligations as set forth in this section, whether such obligations are incurred prior to or after the Agreement Date.

5. No Third Party Beneficiaries; Binding on Successors and Assigns. There are no third party beneficiaries under this Agreement. No person or entity other than County and Agency and their respective successors and assigns shall have any rights or any right of action hereunder. To the maximum extent permitted by law, this Agreement is intended to be binding upon the voluntary and involuntary successors and assigns of County and Agency.

6. Severability. Each provision of this Agreement shall be severable from the whole, and if any provision of this Agreement shall be found contrary to law, the remainder of this Agreement shall remain in full force and effect.

7. Non-Liability of Members, Officials, Employees, and Agents; Non-Recourse Obligation. No member, official, employee, or agent of County or Agency shall be personally liable for performance by County or Agency hereunder, for breach or default by County or Agency hereunder, for any amounts which may be payable or become due hereunder, or for any judgment or execution thereon entered in any action.

8. Entire Agreement; Amendment. This Agreement shall constitute the entire agreement of the parties hereto concerning the subject matter addressed herein. This Agreement may be amended or modified only by an agreement in writing signed by the authorized representatives of the parties, after any and all required actions by the parties' governing boards. This Agreement is not intended to supersede, limit, or modify the separate Cooperation Agreement entered into by and between County and Agency dated as of February 8, 2011, or the Amended and Restated Cooperation Agreement entered into by and between County and Agency dated as of February 15, 2011, with the understanding that if any

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of the Property Management and Development Costs described herein are also eligible costs to be paid or reimbursed by Agency thereunder County shall not be entitled to a duplicative payment.

IN WITNESS WHEREOF, County and Agency have entered into this Agreement to be effective as of the Agreement Date.

COUNTY OF SANTA CRUZ

By: MARK W. STONE
Its: Chairperson, Board of Supervisors

ATTEST:

TESS FITZGERALD
Clerk of the Board

REDEVELOPMENT AGENCY OF THE
COUNTY OF SANTA CRUZ

By: SUSAN A. MAURIELLO
Its: Executive Director

ATTEST:

TESS FITZGERALD
Agency Secretary

APPROVED AS TO FORM:

Rutan & Tucker, LLP

By: _____
Jeffrey M. Oderman, Esq., Special Counsel
to County and Agency

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Exhibit A

Property Management and Development Cost

Property management is comprised of duties and costs related to owning, maintaining, using, leasing and developing the properties on Attachment 1. These duties comprise all activities required for maintenance, operation, and repair of vacant and tenant occupied properties. Duties and costs include, but are not limited to managing: operation, deferred maintenance, repairs, vendor selection, contract management, clearing land, rent collection, account management, tenant selection, eviction, security deposit account management and annual interest payment, utility services, relocations, inspections, hazardous abatement, and demolitions as well as, paying property- related fees such as property taxes and possessory interest, and insuring properties. Current property management within the Agency includes salaries and benefits, which are consistent with historical and current annual project management costs.

Estimated Annual Net Cost	\$ 100,000
Total Cost for 6 Years	<u>\$ 600,000</u>

Note: Annual costs are expected to decrease over time as properties are developed, and to be adjusted on an annual basis per the Consumer Price Index.



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Attachment 1

Real Property for Transfer	
APN	Location Description
029-101-43	1740 17th Avenue, Santa Cruz
025-084-28	Commercial Way at Commercial Crossing, Santa Cruz
028-302-04	40 Moran Way, Santa Cruz
030-153-10	east side of Porter Street, south of Soquel Drive, Soquel
030-153-24	4740-4744 Soquel Drive, Soquel
030-341-10	north side of Soquel Drive, east of 41st Avenue
032-251-07	south side of East Cliff Drive between 37th Ave/Manzanita, Santa Cruz
037-101-58	5555 Soquel Drive, Soquel
037-101-59	5540 Tee Street, Soquel
026-111-03	1240 Rodriguez Street, Santa Cruz
029-071-38	1965-1975-1985 Chanticleer Avenue, Santa Cruz
029-071-68	1925 Chanticleer Avenue, Santa Cruz
029-171-05	2340 Harper Street, Santa Cruz
026-261-13	855 7th Avenue, Santa Cruz
026-261-16	901 7th Avenue, Santa Cruz
026-261-17	905 7th Avenue, Santa Cruz
026-741-12	1412 Capitola Road, Santa Cruz
026-741-13	1438 Capitola Road, Santa Cruz
026-741-14	1500 Capitola Road, Santa Cruz
026-741-15	1514 Capitola Road, Santa Cruz
030-071-08	Public Parking Lot, Soquel Drive at Daubenbiss Avenue, Soquel
030-081-17	Public Parking Lot, Soquel Drive at Daubenbiss Avenue, Soquel
030-142-18	Daubenbiss Public Parking Lot, Soquel
030-142-32	Daubenbiss Public Parking Lot, Soquel
030-142-33	Daubenbiss Public Parking Lot, Soquel
026-081-49	522 Capitola Road Extension, Santa Cruz
027-401-08	755 14th Avenue, #108, Santa Cruz

Real Property for Transfer	
APN	Location Description
037-082-53	5313 Soquel Drive, Soquel
037-621-06	111 Atherton Loop, Aptos
037-621-10	119 Atherton Loop, Aptos
048-371-15	218 Pajaro Circle, Freedom
048-371-19	210 Pajaro Circle, Freedom
051-621-01	201 Amador, Watsonville
051-631-19	606 Calle Cuesta, Watsonville

Miscellaneous Property and Agreements for Transfer	
Number	Location Description
Asset No. 7000080832	Portable Building for Teen Center at Shoreline Middle School
030-153-08	Public Parking Easement on 2860 Porter Street, Soquel
	Mobilehome Space Storage Agreement

Non-Housing Properties Transferred to County

Per the Amended and Restated Cooperation Agreement of February 15, 2011
and Property Management Cooperation Agreement of March 8, 2011

**Properties Sold or Encumbered by County In Third Party Agreement -
Not Subject to Further Review at this Time**

APN 029-101-43	Live Oak Resource Center, 1740 17th Avenue, S.C.	Leased
APN 026-111-03	1240 Rodriguez Street, Santa Cruz	Sold to Habitat for Humanity
APN 029-171-05	2340 Harper Street, Santa Cruz	In escrow to Santa Cruz Community Counseling
APN 030-341-10	north side of Soquel Drive, east of 41st Avenue	Sold to Soquel Creek Water District

Properties with Governmental Use

Public Parking Lots

APN 030-071-08	Soquel Drive at Daubenbiss Avenue, Soquel
APN 030-081-17	Soquel Drive at Daubenbiss Avenue, Soquel
APN 030-142-18	Daubenbiss Public Parking Lot, Soquel
APN 030-142-32	Daubenbiss Public Parking Lot, Soquel
APN 030-142-33	Daubenbiss Public Parking Lot, Soquel
APN 030-153-08	Parking Easement - 2860 Porter Street, Soquel

Public Parks

APN 037-101-58	The Farm Park - 5555 Soquel Drive, Soquel
APN 037-101-59	The Farm Park- 5540 Tee Street, Soquel
APN 029-071-38	Chanticleer Avenue Park - 1965-1975-1985 Chanticleer Avenue, Santa Cruz
APN 029-071-68	Chanticleer Avenue Park -1925 Chanticleer Avenue, Santa Cruz
APN 032-251-07	East Cliff Parkway - East Cliff Drive between 37th Ave/Manzanita, Santa Cruz
APN 028-302-04	Moran Lake Park and Butterfly Habitat - 40 Moran Way,Santa Cruz
APN 030-153-24	Heart of Soquel and Soquel Creek Linear Park - 4740-4744 Soquel Drive, Soquel
APN 030-153-10	Soquel Creek Linear Park - southeast of Soquel Drive/Porter Street intersection, Soquel

Other Properties

7th Avenue Site

APN 026-261-13	855 7th Avenue, Santa Cruz
APN 026-261-16	901 7th Avenue, Santa Cruz
APN 026-261-17	905 7th Avenue, Santa Cruz

Capitola Road Site

APN 026-741-12	1412 Capitola Road, Santa Cruz
APN 026-741-13	1438 Capitola Road, Santa Cruz
APN 026-741-14	1500 Capitola Road, Santa Cruz
APN 026-741-15	1514 Capitola Road, Santa Cruz

APN 025-084-28	Commercial Way at Commercial Crossing, S.C.	remainder after development of Commercial Crossing
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Properties Acquired by the Santa Cruz County Redevelopment Agency for a Governmental Purpose

Property	Location	APN's	Date of Acquisition*	Governmental Use	Zoning	Size (acres)	Master Plan/Special Use Plan	Permits Issued	Deed Restrictions	Other
Farm Park	5555 Soquel Dr, Soquel 5540 Tee St, Soquel	037-101-58 037-101-59	6/11/1991 6/11/1991	Public Park	PR	3.750 1.772	yes yes	Development Permit	yes yes	State Urban Greening Grant (prop 84)
Chanticleer Ave. Park	1965-1975-1985 Chanticleer Ave, Santa Cruz 1925 Chanticleer Ave, Santa Cruz	029-071-38 029-071-68	10/8/1996 10/5/2004	Public Park	PR PR	2.317 2.167	yes yes	Development Permit	yes yes	
Moran Way/Moran Lake Park	40 Moran Way, Santa Cruz	028-302-04	6/24/2008	Public Park	PR	0.760	Habitat Plan		yes	Moran Lake Butterfly Habitat Mgt Plan
Heart of Soquel & Soquel Creek Linear Park	4740-4744 Soquel Dr, Soquel southeast of Soquel Dr/Porter St intersection, Soquel	030-153-24 030-153-10	3/2/1993 9/18/2007	Public Park & Public Parking	PF PF	1.220 0.482	yes yes	Development Permit Pending Demolition	yes yes	Soquel Village Plan
East Cliff Parkway	East Cliff Dr between 37th Ave/Manzanita, Santa Cruz	032-251-07	6/26/2007	Public Park	PR	0.297	yes	Coastal Development Permit	yes	Pleasure Point Plan
Daubenbiss Parking Lot	Daubenbiss Public Parking Lot, Soquel Daubenbiss Public Parking Lot, Soquel Daubenbiss Public Parking Lot, Soquel	030-142-18 030-142-32 030-142-33	8/13/1991 11/9/1993 11/9/1993	Public Parking	PF	0.226 0.130 0.112	yes yes yes	Development Permit	yes	Soquel Village Plan
Soquel Drive Parking Lot	Soquel Dr at Daubenbiss Ave, Soquel Soquel Dr at Daubenbiss Ave, Soquel	030-071-08 030-081-17	9/12/1989 11/20/1990	Public Parking	PF	0.277 0.253	yes yes	Development Permit	yes	Soquel Village Plan
Porter Street Public Parking Easement	2860 Porter St, Soquel	030-153-08	6/9/1999	Public Parking		0.517	yes	Development Permit Pending	yes	Soquel Village Plan

Zoning Key
PR- Parks, Recreation and Open Space
PF - Public Facility

* Date of Resolution approving acquisition.

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Resolutions for Real Property Acquisitions

<u>Resolution No.</u>	<u>Property</u>	<u>APN</u>
412-91	The Farm Park	037-101-13 & 45
380-96	Chanticleer Park	029-071-38
338-2004	Chanticleer Park	029-071-68
165-2008	40 Moran Way	028-302-04
89-90	Heart of Soquel	030-153-24
90-93	Heart of Soquel	030-153-24
268-2007	Heart of Soquel	030-153-10
213-2007	East Cliff Parkway	032-251-07
520-91	Daubenbiss Parking Lot	030-142-18
583-93	Daubenbiss Parking Lot	030-142-32 & 33
625-89	Soquel Parking Lot	030-071-08
685-90	Soquel Parking Lot	030-081-17
NA	Porter St. Easement	NA

BEFORE THE BOARD OF DIRECTORS 0137
OF THE REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA CRUZ,
STATE OF CALIFORNIA

RESOLUTION NO. 412-91

On the motion of Director Levy
duly seconded by Director Belgard
the following resolution is adopted:

RESOLUTION FOR REAL PROPERTY ACQUISITION

RESOLVED by the Board of Directors of the Santa Cruz County Redevelopment Agency, State of California:

WHEREAS, the need for additional park sites and affordable housing within the Live Oak-Soquel project area has been clearly documented, and that acquisition of portions of APN 037-101-13 and 45 will serve to provide for a portion of that need; and

WHEREAS, there are no other reasonable means for acquiring such facilities; and

WHEREAS, the Redevelopment Agency of the County of Santa Cruz is therefore desirous of acquiring the real property described in the attached purchase contract; and

WHEREAS, the owner(s) of said real property will execute and deliver a Deed or other appropriate legal instrument conveying said property to the Agency, upon condition that Agency approve this resolution binding Agency to the performance of the terms set forth therein; and

WHEREAS, the Board of Directors of said Agency hereby finds the terms set forth therein to be fair and reasonable consideration for the acquisition of said real property;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Redevelopment Agency of the County of Santa Cruz does hereby accept the terms of sale as described in the purchase contract:

BE IT FURTHER ORDERED that the Redevelopment Agency Administrator is authorized and directed to sign and process all documents related to this property acquisition.

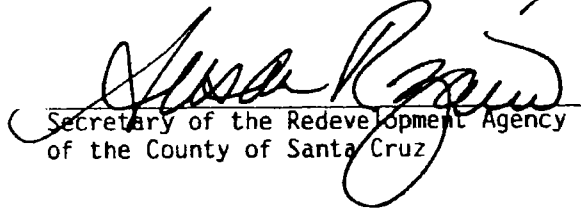
44

Resolution No. 412-91
Page 2

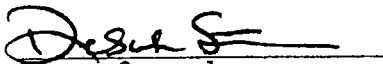
PASSED AND ADOPTED by the Board of Directors of the Redevelopment Agency of the County of Santa Cruz, State of California, this 11th day of June _____, 1991, by the following vote:

AYES:	DIRECTORS	Beautz, Levy, Patton, Belgard, Keeley
NOES:	DIRECTORS	None
ABSENT:	DIRECTORS	None


Chairperson of Said Board

ATTEST: 
Secretary of the Redevelopment Agency
of the County of Santa Cruz

Approved as to form:


Agency Counsel

Distribution: County Counsel
Auditor-Controller
Public Works (Real Property)
Redevelopment

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RC45

Attachment 1

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ,
STATE OF CALIFORNIA

RESOLUTION NO. 380-96

On the motion of Supervisor Wormhoudt
duly seconded by Supervisor Beautz
the following resolution is adopted:

RESOLUTION OF CONSENT AND FINDINGS FOR REAL PROPERTY
ACQUISITION AND CONTRACT FOR PURCHASE WITH SEBASTIANO
ITALIA

RESOLVED by the Board of Supervisors of the County of
Santa Cruz, State of California:

WHEREAS, acquisition by the Agency of APN 029-071-38, as
identified in the contract with Sebastiano Italia, requires
concurrence of the local legislative body; and

WHEREAS, the need for park sites within the Live Oak
Soquel project area has been clearly documented, and the
acquisition referenced herein will serve to provide for a
portion of that need, and preserve for the public a critical
park site which would otherwise be permanently lost through
private development; and

WHEREAS, the Board of Supervisors finds the acquisition
and the proposed improvements are of benefit to the Project
Area; and

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Attachment 1

WHEREAS, the Board of Supervisors finds no other reasonable means of financing the improvement are available to the community; and

WHEREAS, the payment of funds for the acquisition of the land and improvements will assist in eliminating one or more conditions of blight in the project area and is consistent with the Five Year Implementation plan adopted by the Agency; and

WHEREAS, the Board of Supervisors finds the acquisition of the property is necessary to accomplish the purposes of the Redevelopment Plan;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors concurs with acceptance of the terms of the Contract for Purchase, and the need for Agency acquisition of the land and the improvements referenced herein, and makes the findings stated above.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 8th day of October, 1996, by the following vote:

AYES: SUPERVISORS Beautz, Wormhoudt, Keeley and Symons
NOES: SUPERVISORS None
ABSENT: SUPERVISORS Belgard

WALTER J. SYMONS

Chairperson of Said Board

ATTEST: SUSAN M. ROZARIO
Clerk of the Board

Approved as to-form

Harry A. Oberhelman III
County Counsel

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STATE OF CALIFORNIA
COUNTY OF SANTA CRUZ

I, SUSAN A. MAURIELLO, County Administrative Officer and ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California do hereby certify that the foregoing is a true and correct copy of a resolution passed and adopted by and entered in the minutes of the said board. In witness whereof I have hereunto set my hand and affixed the seal of the said Board on 10-9 1996.

SUSAN A. MAURIELLO, County
Administrative Officer

By SANDY HAVEN Deputy

AK

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ATTACHMENT 2

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 338-2004

On the motion of Supervisor Pirie duly seconded by Supervisor Campos
the following resolution is adopted:

RESOLUTION FOR REAL PROPERTY ACQUISITION

RESOLVED by the Board of Supervisors of the County of Santa Cruz, State of California:

WHEREAS, the acquisition of APN 029-071-68 (the "Property"), as a portion of a future park site, will benefit the Live Oak Soquel Redevelopment Project Area ; and

WHEREAS, there are no other reasonable means of financing the Property acquisition available to the community; and

WHEREAS, the payment of Redevelopment Agency funds for the acquisition of the Property will assist in the elimination of one or more blighted conditions inside the Project Area; and

WHEREAS, acquisition of the Property by the Redevelopment Agency requires the consent of the local legislative body.

NOW THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors of Santa Cruz County gives its consent for the acquisition of APN 029-071-68 by the Redevelopment Agency.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 5th day October, 2004, by the following vote:

- AYES: Beautz, Pirie, Campos, Stone and Wormhoudt
- NOES: None
- ABSENT: None

MARDI WORMHOUDT
CHAIRPERSON OF THE BOARD OF SUPERVISORS

GAIL T. BORKOWSKI
ATTEST: _____
Clerk of said Board

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Approved as to form:

Jane M. Scott
County Counsel

Distribution: Redevelopment Agency
Auditor-Controller
County Counsel
Public Works (Real Property)

S:\Board Pend\ChantResoBS.wpd

STATE OF CALIFORNIA)
COUNTY OF SANTA CRUZ) SS
I, SUSAN A MAURIELLO, County Administrative
Officer and ex-officio Clerk of the Board of
Supervisors of the County of Santa Cruz, State
of California do hereby certify that the foregoing
is a true and correct copy of the resolution passed
and adopted by and entered in the minutes of the
said board. In witness whereof I have hereunto
set my hand and affixed the seal of the said
Board on 20th day of April, 2004
SUSAN A MAURIELLO, County
Administrative Officer
By [Signature] Deputy

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ATTACHMENT 4

BEFORE THE BOARD OF DIRECTORS
OF THE REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA CRUZ,
STATE OF CALIFORNIA

RESOLUTION NO. 165-2008

On the motion of Director Campos duly seconded by Director Stone the following resolution is adopted:

RESOLUTION FOR REAL PROPERTY ACQUISITION

RESOLVED by the Board of Directors of the Redevelopment Agency of the County of Santa Cruz, State of California:

WHEREAS, the acquisition of APN: 028-302-04 (the "Property") located at 40 Moran Way, for future park and public uses will benefit the Live Oak Soquel Redevelopment Project Area; and

WHEREAS, there are no other reasonable means of financing the Property acquisition available to the community; and

WHEREAS, the payment of Redevelopment Agency funds for the acquisition of the Property will assist in the elimination of one or more blighted conditions inside the Project Area; and

WHEREAS, the Redevelopment Agency of the County of Santa Cruz is desirous of acquiring the real property described in the purchase agreement (Exhibit A), on file with the Clerk of the Board; and

WHEREAS, the owner(s) of the real property will execute and deliver a deed or other appropriate legal instrument conveying the property to the Agency, and upon condition that the Agency approve this resolution binding itself to the performance of the terms set forth in the purchase agreement; and

WHEREAS, the Board of Directors of the Agency hereby finds the terms set forth in the purchase agreement to be fair and reasonable consideration for the acquisition of the real property.

NOW THEREFORE, BE IT RESOLVED AND ORDERED that the Redevelopment Agency of the County of Santa Cruz does hereby accept the terms of the sale as described in the purchase agreement; and

BE IT FURTHER ORDERED that the Redevelopment Agency Administrator is authorized and directed to sign and process all documents and take necessary actions related to the Property acquisition.

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PASSED AND ADOPTED by the Board of Directors of the Redevelopment Agency of the County of Santa Cruz, State of California, this twenty-fourth day of June, 2008, by the following vote:

AYES: Beautz, Coonerty, Campos, Stone and Pirie
NOES: None
ABSENT: None

ELLEN PIRIE

CHAIRPERSON OF THE BOARD OF DIRECTORS

ATTEST: TESS FITZGERALD
Clerk of said Board

Approved as to form:

Gene M. Scott
County Counsel

Distribution: Redevelopment Agency
Auditor-Controller
County Counsel
Public Works (Real Property)

06-24-08 Moran Wy PA BD Reso sb 06-12-08.wpd

STATE OF CALIFORNIA	55
COUNTY OF SANTA CRUZ)
I, SUSAN A. MAURIELLO, County Administrative Officer and ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California do hereby certify that the foregoing is a true and correct copy of the resolution passed and adopted by and recorded in the minutes of the said board. In witness whereof I have hereunto set my hand and affixed the seal of the said Board on <u>7/1</u> 20 <u>08</u>	
SUSAN A. MAURIELLO, County Administrative Officer	
By <u><i>Chitra Menon</i></u>	Deputy

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Attachment 1

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ,
STATE OF CALIFORNIA

RESOLUTION NO. 89-90

On the motion of Supervisor Patton
duly seconded by Supervisor Keeley
the following resolution is adopted:

RESOLUTION FOR REAL PROPERTY ACQUISITION

RESOLVED by the Board of Supervisors of the County of Santa Cruz,
State of California:

WHEREAS, the need for flood control in the Soquel Village area has
been clearly documented, and that acquisition of APN 030-153-24 will
serve to provide for a portion of that need; and

WHEREAS, there are no other reasonable means for acquiring such
facilities; and

WHEREAS, the Redevelopment Agency of the County of Santa Cruz is
desirous of acquiring the real property known as the Heart of Soquel
Mobilehome Park, APN 030-153-24; and

WHEREAS, acquisition of such property by the Redevelopment Agency
requires concurrence of the local legislative body.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of
Supervisors concurs with the need for Agency acquisition of APN 030-153-
24.



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Attachment 1

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 2nd day of March, 1993, by the following vote:

AYES:	SUPERVISORS	Beautz, Patton, Keeley and Belgard
NOES:	SUPERVISORS	Symons
ABSENT:	SUPERVISORS	None

RAY BELGARD

Chairperson of Said Board

SUSAN M. ROZARIO

ATTEST: _____
Clerk of the Board

Approved as to form:
[Signature]
County Counsel

- Distribution:
- County Counsel
 - Public Works (Real Property)
 - Redevelopment
 - Auditor-Controller

STATE OF CALIFORNIA)
COUNTY OF SANTA CRUZ) ss

I, SUSAN A. MAURIELLO, County Administrative Officer and ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California do hereby certify that the foregoing is a true and correct copy of a resolution passed and adopted by and entered in the minutes of the said Board. In witness whereof I have hereunto set my hand and affixed the seal of the said Board on 3/2 1993

SUSAN A. MAURIELLO, County Administrative Officer

By [Signature] Deputy

RDA

Attachment 3

BEFORE THE BOARD OF DIRECTORS
OF THE REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA CRUZ,
STATE OF CALIFORNIA

RESOLUTION NO. 90-93

On the motion of Director Patton
duly seconded by Director Keeley

the following resolution is adopted:

RESOLUTION FOR REAL PROPERTY ACQUISITION

RESOLVED by the Board of Directors of the Redevelopment Agency of the County of Santa Cruz, State of California:

WHEREAS, the need for flood control in the Soquel Village area has been clearly documented, and acquisition of APN 030-153-24 will serve to provide for a portion of that need; and

WHEREAS, there are no other reasonable means for acquiring such facilities; and

WHEREAS, the Redevelopment Agency of the County of Santa Cruz is desirous of acquiring the real property described in the attached purchase agreement (Exhibit A); and

WHEREAS, the owner(s) of the real property will execute and deliver a deed or other appropriate legal instrument conveying the property to the Agency, and upon condition that the Agency approve this resolution binding itself to the performance of the terms set forth therein; and

WHEREAS, the Board of Directors of the Agency hereby finds the terms set forth therein to be fair and reasonable consideration for the acquisition of the real property.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Redevelopment Agency of the County of Santa Cruz does hereby accept the terms of sale as described in the purchase agreement;

BE IT FURTHER ORDERED that the Redevelopment Agency Administrator is authorized and directed to sign and process all documents and take necessary actions related to this property acquisition.



54

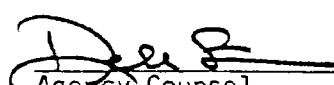
PASSED AND ADOPTED by the Board of Directors of the Redevelopment Agency of the County of Santa Cruz, State of California, this 2nd day of March, 1993, by the following vote:

AYES: DIRECTORS Beautz, Patton, Keeley & Belgard
NOES: DIRECTORS Symons
ABSENT: DIRECTORS None

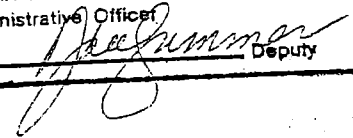
RAY BELGARD
Chairperson of Said Board

ATTEST: **SUSAN M. ROZARIO**
Secretary of the Redevelopment Agency
of the County of Santa Cruz

Approved as to form:


Agency Counsel

Distribution: County Counsel
Auditor-Controller
Public Works (Real Property)
Redevelopment

STATE OF CALIFORNIA) ss
COUNTY OF SANTA CRUZ)
I, SUSAN A. MAURIELLO, County Administrative Officer and ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California do hereby certify that the foregoing is a true and correct copy of a resolution passed and adopted by and entered in the minutes of the said board. In witness whereof I have hereunto set my hand and affixed the seal of the said Board on 3/9 19 93
SUSAN A. MAURIELLO, County Administrative Officer
By  Deputy

SS

ATTACHMENT 2

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 268-2007

On the motion of Supervisor Pirie duly seconded by Supervisor Campos
The following resolution is adopted:

RESOLUTION FOR REAL PROPERTY ACQUISITION

RESOLVED by the Board of Supervisors of the County of Santa Cruz, State of California:

WHEREAS, the acquisition of APN 030-153-10 (the "Property"), for future park and public parking uses, will benefit the Live Oak Soquel Redevelopment Project Area; and

WHEREAS, there are no other reasonable means of financing the Property acquisition available to the community; and

WHEREAS, the payment of Redevelopment Agency funds for the acquisition of the Property will assist in the elimination of one or more blighted conditions inside the Project Area; and

WHEREAS, acquisition of the Property by the Redevelopment Agency requires the consent of the local legislative body.

NOW THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors of Santa Cruz County gives its consent for the acquisition of APN 030-153-10 by the Redevelopment Agency.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 18th day of September, 2007, by the following vote:

AYES: Pirie, Coonerty, Campos, Stone and Beautz
NOES: None
ABSENT: None

JANET K. BEAUTZ
CHAIRPERSON OF THE BOARD OF SUPERVISORS

ATTEST: TESS FITZGERALD
Clerk of said Board

Approved as to form:

Janet M. Scott
County Counsel

Distribution: Redevelopment Agency
Auditor-Controller
County Counsel
Public Works (Real Property)

STATE OF CALIFORNIA)
COUNTY OF SANTA CRUZ) SS
I, SUSAN A. MAURIELLO, County Administrative Officer and ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California do hereby certify that the foregoing is a true and correct copy of the resolution passed and adopted by and entered in the minutes of the said board. In witness whereof I have hereunto set my hand and affixed the seal of the said Board on 9/18 2007
SUSAN A. MAURIELLO, County Administrative Officer
By [Signature] Deputy

2

56

ATTACHMENT 2

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 213-2007

On the motion of Supervisor Pirie duly seconded by Supervisor Campos
The following resolution is adopted:

RESOLUTION FOR REAL PROPERTY ACQUISITION

RESOLVED by the Board of Supervisors of the County of Santa Cruz, State of California:

WHEREAS, the acquisition of APN 032-251-07 (the "Property"), for future park uses, will benefit the Live Oak Soquel Redevelopment Project Area; and

WHEREAS, there are no other reasonable means of financing the Property acquisition available to the community; and

WHEREAS, the payment of Redevelopment Agency funds for the acquisition of the Property will assist in the elimination of one or more blighted conditions inside the Project Area; and

WHEREAS, acquisition of the Property by the Redevelopment Agency requires the consent of the local legislative body.

NOW THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors of Santa Cruz County gives its consent for the acquisition of APN 032-251-07 by the Redevelopment Agency.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 26th day of June, 2007, by the following vote:

AYES: Pirie, Coonerty, Campos, Stone and Beautz
NOES: None
ABSENT: None

JANET K. BEAUTZ
CHAIRPERSON OF THE BOARD OF SUPERVISORS

ATTEST: GAIL T. BORKOWSKI
Clerk of said Board

Approved as to form:

Maria Costa
County Counsel

Distribution: Redevelopment Agency
Auditor-Controller
County Counsel
Public Works (Real Property)

STATE OF CALIFORNIA) ss
COUNTY OF SANTA CRUZ)
SUSANA MAURIELLO County Administrative
Officer and ex-officio Clerk of the Board of Super-
visors of the County of Santa Cruz, State of
California do hereby certify that the foregoing is
a true and correct copy of the resolution passed
and adopted by and entered in the minutes of the
said board. In witness whereof I have hereunto
set my hand and affixed the seal of the said
Board on June 26 2007.
SUSANA MAURIELLO, County
Administrative Officer
By Sharon Mitchell Deputy

61

Attachment 1

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ,
STATE OF CALIFORNIA

RESOLUTION NO. 520-91

On the motion of Supervisor Patton
duly seconded by Supervisor Belgard
the following resolution is adopted:

RESOLUTION REGARDING REDEVELOPMENT AGENCY LAND ACQUISITION

RESOLVED by the Board of Supervisor of the County of Santa Cruz, State of California:

WHEREAS, the fact that the lack of adequate parking, and traffic circulation problems impair the economic potential of the Soquel Village commercial area has been clearly documented, and that acquisition of APN 030-142-18 will serve to provide for additional public parking spaces and will maintain existing circulation patterns, and

WHEREAS, acquisition of the subject property will allow the Redevelopment Agency to work with adjoining property owners to develop an improved, shared parking and circulation plan, and

WHEREAS, the project will increase the number of available public parking spaces and improve traffic circulation in the project area and is therefore a benefit to the project area and project area residents, and

WHEREAS, there are no other reasonable means for acquiring and constructing such facilities, and

WHEREAS, the Redevelopment Agency of the County of Santa Cruz has indicated its intention to acquire the real property described in the purchase option attached hereto, and

WHEREAS, acquisition of such property by the Redevelopment Agency requires the concurrence of the local legislative body.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors concurs with the need for acquisition of said property.

58

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 13th day of August, 1991, by the following vote:

AYES:	SUPERVISORS	Beautz, Levy, Patton, Belgard & Keeley
NOES:	SUPERVISORS	None
ABSENT:	SUPERVISORS	None

FRED KEELEY

Chairperson of said Board

ATTEST: SUSAN M. BOZARD
Clerk of said Board

Approved as to form:

Dell F.
County Counsel

Distribution: County Counsel ✓
Redevelopment Agency
County Administrative Office
Auditor-Controller
Public Works (Real Property)

STATE OF CALIFORNIA) ss
COUNTY OF SANTA CRUZ)
I, SUSAN A. MAURIELLO, County Administrative Officer and ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California do hereby certify that the foregoing is a true and correct copy of a resolution passed and adopted by and entered in the minutes of the said board. In witness whereof I have hereunto set my hand and affixed the seal of the said Board on 8/13 19 91
SUSAN A. MAURIELLO, County Administrative Officer
By *Susan Mauriello* Deputy

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ,
STATE OF CALIFORNIA

RESOLUTION NO. 583-93

On the motion of Supervisor Keeley
duly seconded by Supervisor Symons
the following resolution is adopted:

RESOLUTION FOR REAL PROPERTY ACQUISITION

RESOLVED by the Board of Supervisors of the County of Santa Cruz,
State of California:

WHEREAS, the need for public parking within the Live Oak Soquel
project area has been clearly documented, and acquisition of APN 030-
142-32 and APN 030-142-33 will serve to provide for a portion of that
need; and

WHEREAS, the property, its buildings, facilities, structures, or
other improvements are of benefit to the project area or the immediate
neighborhood in which the project is located;

WHEREAS, there are no other reasonable means of financing the
property, and its buildings, facilities, structures, or other
improvements which are available to the community; and

WHEREAS, the Redevelopment Agency of the County of Santa Cruz is
desirous of acquiring the real property described in the attached
purchase agreements; and

WHEREAS, acquisition of such property by the Redevelopment Agency

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requires concurrence of the local legislative body.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors concurs with the need for Agency acquisition of APN 030-142-32 and APN 030-142-33.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 9th day of November, 1993, by the following vote:

AYES: SUPERVISORS Beutz, Symons, Patton, Keeley, Belgard
NOES: SUPERVISORS None
ABSENT: SUPERVISORS None

RAY BELGARD

Chairman of the Board

ATTEST: SUSAN M. ROZARIO
Clerk of the Board

Approved as to form:

[Signature]
County Counsel

Distribution:

County Counsel
Public Works (Real Property)
Redevelopment
Auditor-Controller

STATE OF CALIFORNIA	}	SS
COUNTY OF SANTA CRUZ	}	
I, SUSAN A. MAURIELLO, County Administrative Officer and ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California do hereby certify that the foregoing is a true and correct copy of a resolution passed and adopted by and entered in the minutes of the said board. In witness whereof I have hereunto set my hand and affixed the seal of the said Board on <u>April 18</u> 19 <u>93</u> .		
SUSAN A. MAURIELLO, County Administrative Officer		
By <u>[Signature]</u>		Deputy

7

BEFORE THE BOARD OF DIRECTORS
OF THE REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA CRUZ,
STATE OF CALIFORNIA

RESOLUTION NO. 625-89

On the motion of Director Levy
duly seconded by Director Keeley
the following resolution is adopted:

RESOLUTION FOR REAL PROPERTY ACQUISITION

RESOLVED by the Board of Directors of The Redevelopment Agency of the County of Santa Cruz, State of California:

WHEREAS, the need for additional parking facilities and commercial revitalization within the Soquel Village area has been clearly documented, and that acquisition of APN 30-071-08 will serve to provide for a portion of that parking need as well as serve as a site for additional needed commercial development, and

WHEREAS, there are no other reasonable means for acquiring and constructing such facilities, and

WHEREAS, the Redevelopment Agency of the County of Santa Cruz is therefore desirous of acquiring the real property described in the Contract attached hereto and hereinafter referred to (Exhibit A), and

WHEREAS, the owner(s) of said real property have or will execute and deliver a Deed conveying said property to the Agency, upon condition that Agency acknowledge and approve Articles set forth in said Contract binding Agency to the performance of said Articles, and

WHEREAS, the Board of Directors of said Agency hereby finds the Articles of said Contract to be fair and reasonable consideration for the acquisition of said real property;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that The Redevelopment Agency of the County of Santa Cruz does hereby accept the terms of said Contract listed below and does hereby accept the property referred to in said Contract:

<u>Parcel No.</u>	<u>Name of Grantor</u>	<u>Payment</u>
APN 30-071-08	Charley M. Ashton, Jr. Grace E. Ashton	\$200,000.00

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BE IT FURTHER ORDERED that the Chairperson and Secretary of the Board are authorized and directed to sign and process all documents related to this property acquisition, and


BE IT FURTHER ORDERED that the Auditor-Controller of the County of Santa Cruz is hereby directed to draw a warrant of said Agency, payable to Penniman Title Company, Escrow No. 133124-TIM as escrow agent out of Redevelopment Fund, Budget Unit 86907, charged against Account No. 65041, for the purchase of said property in the sum of Two Hundred Thousand and no/100 (\$200,000.00) Dollars, and to deliver the same to the Chief, Real Property Division, of the County of Santa Cruz, and

BE IT FURTHER ORDERED that said Chief, Real Property Division, deliver said warrant to the above designated escrow agent with written instructions for the dispersal thereof.


PASSED AND ADOPTED by the Board of Directors of The Redevelopment Agency of the County of Santa Cruz, State of California, this 12 th day of September, 1989, by the following vote:

- AYES: DIRECTORS Beatuz, Levy, Mehl, Keeley & Patton
- NOES: DIRECTORS None
- ABSENT: DIRECTORS None

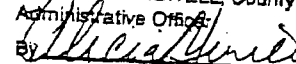

Chairperson of Said Board

ATTEST: 
Secretary of The Redevelopment Agency
of the County of Santa Cruz

Approved as to form:


Agency Counsel

Distribution: County Counsel
Auditor-Controller
Public Works (Real Property)
Redevelopment

STATE OF CALIFORNIA) ss
COUNTY OF SANTA CRUZ)
I GEORGE T. NEWELL, County Administrative
Officer and ex-officio Clerk of the Board of
Supervisors of the County of Santa Cruz,
State of California do hereby certify that
the foregoing is a true and correct copy of
a resolution passed and adopted by and
entered in the minutes of the said board.
In witness whereof I have hereunto set
my hand and affixed the seal of the said
Board, on 9/20/89 19 89
GEORGE T. NEWELL, County
Administrative Officer
By  Deputy

Tom

ATTACHMENT 1

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BEFORE THE BOARD OF DIRECTORS
OF THE REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA CRUZ,
STATE OF CALIFORNIA

RESOLUTION NO. 685-90

On the motion of Director Patton
duly seconded by Director Keeley
the following resolution is adopted:

RESOLUTION FOR REAL PROPERTY ACQUISITION

RESOLVED by the Board of Directors of The Redevelopment Agency of the County of Santa Cruz, State of California:

WHEREAS, the need for additional parking facilities and commercial revitalization within the Soquel Village area has been clearly documented, and that acquisition of APN 030-081-17 will serve to provide for a portion of that parking need, and

WHEREAS, there are no other reasonable means for acquiring and constructing such facilities, and

WHEREAS, the Redevelopment Agency of the County of Santa Cruz is therefore desirous of acquiring the real property described in and hereinafter referred to Exhibit A, and

WHEREAS, the owner(s) of said real property have or will execute and deliver a Deed or other appropriate legal instrument conveying said property to the Agency, upon condition that Agency acknowledge and approve this resolution binding Agency to the performance of the terms set forth herein, and

WHEREAS, the Board of Directors of said Agency hereby finds the terms set forth herein to be fair and reasonable consideration for the acquisition of said real property;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that The Redevelopment Agency of the County of Santa Cruz does hereby accept the terms of sale as follows; and does hereby accept the property referred to in Exhibit A:

<u>Property No.</u>	<u>Name of Grantor</u>	<u>Payment</u>
APN 030-081-17	Barry L.Lombardi	\$275,000

1

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64

BE IT FURTHER ORDERED that the Redevelopment Agency Administrator is authorized and directed to sign and process all documents related to this property acquisition, and

BE IT FURTHER ORDERED that the Auditor-Controller of the County of Santa Cruz is hereby directed to draw a warrant of said Agency, payable to Redding Title Company, Escrow No.8034465W out of Redevelopment Fund, Budget Unit 86964, charged against Account No. 65041, for the purchase of said property in the sum of two hundred seventy-five thousand (\$275,000) Dollars, and to deliver the same to the Chief, Real Property Division, of the County of Santa Cruz, and

BE IT FURTHER ORDERED that said Chief, Real Property Division, deliver said warrant to the above designated agent.

PASSED AND ADOPTED by the board of Directors of the Redevelopment Agency of the County of Santa Cruz, State of California, this 20th day of November 1990, by the following vote:

AYES: DIRECTOR Beautz, Patton, Mehl, Keeley, Levy

NOES: DIRECTORS None

ABSENT: DIRECTORS None

Robley Levy

Chairperson of Said Board

SUSAN M. ROZARIO

ATTEST: Secretary of the Redevelopment Agency of the County of Santa Cruz

Approved as to form:

[Signature]
Agency Counsel

Distribution: County Counsel
Auditor-Controller
Public Works (Real Property)
Redevelopment

STATE OF CALIFORNIA)
COUNTY OF SANTA CRUZ)
I, SUSAN A. MAURIELLO, County Administrative Officer and ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California do hereby certify that the foregoing is a true and correct copy of a resolution passed and adopted by and entered in the minutes of the said board. In witness whereof I have hereunto set my hand and affixed the seal of the said Board on 18 Nov 1990
SUSAN A. MAURIELLO, County Administrative Officer
By *[Signature]* Deputy

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RECORDED AT THE REQUEST OF:

Santa Cruz County Counsel

WHEN RECORDED MAIL TO:

Santa Cruz County Counsel

701 Ocean Street, Room 505

Santa Cruz, CA 95060

1999-0041090

Recorded
Official Records
County Of
SANTA CRUZ
RICHARD W. BEDAL
Recorder

REC FEE .00

0159

11:09AM 11-Jun-1999

BLS
Page 1 of 5

(Space above this line for Recorder's use only)

Final Order of Condemnation (CCP Section 1268.030)
(Document Title)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION (Cal. Gov. Code §27361.6)

2

66

FILED

JUN 10 1999

CHRISTINE PATTON, CLERK
BY JENNIE CRUMLEY
DEPUTY, SANTA CRUZ COUNTY

1 RICHARD J. WYLIE - 29090
2 WYLIE, McBRIDE, JESINGER, SURE & PLATTEN
3 101 Park Center Plaza, Suite 900
4 San Jose, California 95113
5 Telephone: (408) 297-9172
6 Facsimile: (408) 292-7042

7 Attorneys for Plaintiff
8 SANTA CRUZ COUNTY REDEVELOPMENT AGENCY

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA
10 IN AND FOR THE COUNTY OF SANTA CRUZ

11 SANTA CRUZ COUNTY
12 REDEVELOPMENT AGENCY,

Case No. 115750

13 Plaintiff,

FINAL ORDER OF CONDEMNATION
(CCP SECTION 1268.030)

14 vs.

15 KENNETH F. IZANT, et al.,

16 Defendants.

17
18 Judgment in Condemnation having been entered and Remittitur from the court
19 of Appeal denying Defendants' appeal having been entered on March 22, 1999, and it
20 appearing to the court's satisfaction that the above-named Plaintiff, under that
21 judgment, has paid to attorney Bertram C. Izant on behalf of the remaining surviving
22 Defendants: Gladys E. Izant, Bertram C. Izant and David W. Izant, as co-trustees
23 under testamentary trust and Kenneth A. Izant, individually, the owners of record of
24 the subject property, just compensation in the sum of \$125,000.00, along with
25 accrued interest in the sum of \$74,293.57 plus costs of \$7,031.14 for a total of
26 \$206,324.71.

27 Acknowledgement of Full Satisfaction of Judgment having been executed on
28 behalf of the Defendants herein.

2

1 IT IS ORDERED AND ADJUDGED:

2 The easement interest to the parcels of property, situated in the County of
3 Santa Cruz, State of California, more particularly described as follows: See Exhibit 1
4 attached hereto and incorporated herein by reference, is hereby condemned to and
5 taken for the public use stated in the complaint in this action.

6 On filing a certified copy of this Final Order of Condemnation with the County
7 Recorder of the County of Santa Cruz, State of California, the easement interest title
8 to the real property described in Exhibit 1 shall vest in plaintiff, its successors, and its
9 assigns.

10 IT IS FURTHER ORDERED AND ADJUDGED that no dollars (\$0) need be paid
11 out of this award to the County of Santa Cruz for unpaid taxes (and penalties) due
12 under California Revenue and Taxation Code Section 5084 and that Plaintiff's portion
13 of the current taxes was cancelled as of January 17, 1991, the date of Plaintiff's right
14 to immediate possession herein.

15 The Plaintiff has taken possession of the real property interest described above,
16 in accordance with the provisions of California code of Civil Procedure Section
17 1255.410-1255.470, this possession having been authorized on January 17, 1991.

18
19 Dated: JUN 09 1999 ROBERT B YONTS JR

JUDGE OF THE SUPERIOR COURT

20
21
22
23 1114/Final.ord

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25
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69

An easement for public parking in that certain real property situated in the County of Santa Cruz, State of California described as follows:

BEING a portion of Section 10, Township 11 South, Range 1 West, M D. B. & M., lying within the County of Santa Cruz, State of California, and described as follows:

Beginning at an iron pipe on the easterly side of Porter Street at the southwesterly corner of the lands of F. A. Angel, from which the southeasterly corner of Porter Street and Soquel Street bears North 0° 47' West 182.16 feet distant; thence from said point of beginning along the easterly side of Porter Street South 0° 47' East 114.00 feet; thence leaving Porter Street North 87° 41' East 115.12 feet; thence North 0° 02' 45" West 110.15 feet; thence South 89° 36' 116.50 feet to the point of beginning. APN: 30-153-08 (portion)

TOGETHER WITH:

A. A nonexclusive easement for ingress from and egress to Porter Street over the existing driveways on the above-described property; and

B. A twenty-five foot wide nonexclusive easement for ingress and egress connecting the public parking on the above-described property with the parking lot on the adjacent parcel described in that certain deed recorded in Volume 1971 on Page 325 of the Official Records of the County of Santa Cruz (APNS 30-153-07, 30-153-30 and 30-153-31) for the purpose of providing a shared circulation system with said adjacent property; and

C. The right to maintain and improve the easements for parking and access, including the right to install and maintain appropriate parking and traffic control signs and devices; and

D. The right to relocate the parking spaces and driveways in the future in any manner which does not interfere with the existing permitted uses of that certain property described as "PARCEL TWO" in that decree of distribution recorded in Volume 3668 on Page 596 of the Official Records of the County of Santa Cruz, provided that such relocation is approved by the County of Santa Cruz and/or any other agency with jurisdiction and provided that the parking spaces and driveways shall be relocated if required to accommodate additional development, if any, of that certain property described as "PARCEL TWO" in the decree of distribution recorded in Volume 3668 on Page 596 of the Official Records of the County of Santa Cruz as approved in the future by the County of Santa Cruz and/or any other agency with jurisdiction.



RESERVING TO THE OWNER OF THE TITLE OF THE ABOVE-DESCRIBED PROPERTY, OR TO THE LESSEE(S) OF ASSIGN(S) OF SUCH OWNER:

A. The exclusive right of use to five (5) parking spaces, as assigned by the Santa Cruz County Redevelopment Agency, in close proximity to the existing structure located on that certain property described as "PARCEL TWO" in that decree of distribution recorded in Volume 3668 on Page 596 of the official records of the County of Santa Cruz (APN 30-153-08); and

B. The right of use to such additional number of parking spaces as may be required to accommodate additional development, if any, of that certain property described as "PARCEL TWO" in the decree of distribution recorded in Volume 3668 on Page 596 of the Official Records of the County of Santa Cruz as may be approved in the future by the County of Santa Cruz and/or any other agency with jurisdiction.

0996y

The foregoing instrument is a correct copy of the original on file in this office

JUN 10 1993

CHRISTINE HATTON
Clerk of the Superior Court of the State of
California in and for the County of Santa Cruz
[Signature]



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0164

Properties Acquired by the Santa Cruz County Redevelopment Agency for Transfer to Successor Agency

Property	Location	APN's	Date of Acquisition*	Basic Zoning	Size (acres)	Master Plan Approved	Permits Issued	Deed Restrictions	Other
7th Avenue and Brommer	855 7th Ave, Santa Cruz	026-261-13	4/11/2000	C-2	1.830	None	None	None	Special General
	901 7th Ave, Santa Cruz	026-261-16	6/5/2007	C-2	6.066				Plan Conditions
	905 7th Ave, Santa Cruz	026-261-17	6/5/2007	C-2	0.361				
Capitola Road	1412 Capitola Rd, Santa Cruz	026-741-12	11/4/1994	C-1	0.940	None	None	None	
	1438 Capitola Rd, Santa Cruz	026-741-13	5/24/1994	C-1	0.990				
	1500 Capitola Rd, Santa Cruz	026-741-14	5/24/1994	C-1	1.077				
	1514 Capitola Rd, Santa Cruz	026-741-15	5/24/1994	C-1	0.664				

Commercial Way at Commercial Crossing, Santa Cruz 025-084-28 6/18/1995 C-2 0.110 None None None

* Date of Resolution approving acquisition.

Zoning Key

C1- Neighborhood Commercial C2- Community Commercial

Zoning Key

PR- Parks, Recreation and Open Space PF - Public Facility

BEFORE THE OVERSIGHT BOARD OF THE SANTA CRUZ COUNTY
REDEVELOPMENT SUCCESSOR AGENCY
RESOLUTION NO. _____

On the motion of Oversight Board Member _____ duly seconded by Oversight Board Member _____ the following resolution is adopted:

RESOLUTION APPROVING IN CONCEPT THAT PARK AND
PUBLIC PARKING PROPERTIES ACQUIRED BY THE FORMER
REDEVELOPMENT AGENCY ARE INTENDED FOR
GOVERNMENTAL USE AND RELATED ACTIONS

WHEREAS, the Oversight Board of the Santa Cruz County Redevelopment Successor Agency ("Oversight Board") has been established to direct the Santa Cruz County Redevelopment Successor Agency ("Successor Agency") to take certain actions to wind down the affairs of the former Santa Cruz County Redevelopment Agency ("Agency") in accordance with the requirements of Assembly Bill 26 ("ABx1 26"), also known as chapter 5, Statutes 2011, First Extraordinary Session, which added Part 1.8 and Part 1.85 of Division 24 of the California Health and Safety Code, and Assembly Bill 1484, also known as chapter 26, Statutes of 2012, which made certain revisions to the statutes added by ABx1 26; and

WHEREAS, Health and Safety Code Section 34179 (e) requires that all actions taken by the Oversight Board shall be adopted by resolution; and

WHEREAS, the Oversight Board has considered a report regarding properties acquired by the former redevelopment agency; and

WHEREAS, that report provides documentation regarding the intended governmental use, including parks and public parking lots, for some properties acquired by the former redevelopment agency.

NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDERED by the Oversight Board of the Santa Cruz County Redevelopment Successor Agency as follows:

SECTION 1. The above Recitals are true and correct.

SECTION 2. The Oversight Board approves in concept that park and public parking properties acquired by the former redevelopment agency are intended for governmental use and should remain in the possession of the County of Santa Cruz.

SECTION 3. Staff is directed to return on the October 2, 2012 agenda with necessary actions to validate that park and public parking properties acquired by the former redevelopment agency are intended for governmental use and should remain in the possession of the County of Santa Cruz.

PASSED, APPROVED and ADOPTED by the Oversight Board of the Santa Cruz County Redevelopment Successor Agency, this ___th day of _____, 2012 by the following vote:

- AYES: Oversight Board Member
- NOES: Oversight Board Member
- ABSENT: Oversight Board Member

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Chairperson of the Oversight Board of the Santa Cruz
County Redevelopment Successor Agency

ATTEST:

Clerk of the Oversight Board

Approved as to form:



Assistant County Counsel

Distribution:

County Counsel
Successor Agency
CAO
State Department of Finance
Auditor-Controller

Fi. 2

Properties Acquired by the Santa Cruz County Redevelopment Agency for a Governmental Purpose

Property	Location	APN's	Date of Acquisition	Governmental Use	Zoning	Size	Master Plan Approved	Permits Issued	Deed Restrictions	Other
Farm Park		037-101-58 037-101-59		Public Park	PR		yes	Development Permit	yes yes	State grant
Chanticleer Ave. Park		029-071-38 029-071-68		Public Park	PR		yes	Development Permit	yes yes	
Moran Way/Moran Lake Park		030-153-24		Public Park	PR				yes	Moran Lake Butterfly Habitat Mgt Plan
Heart of Soquel & Soquel Creek Linear Park		030-153-24 030-153-10		Public Park & Public Parking	PF		yes	Demolition	yes yes	Soquel Village Plan
East Cliff Parkway		032-251-07		Public Park	PR		yes	Coastal Development Permit	yes	Pleasure Point Plan
Daubenbiss Parking Lot		030-142-18 030-142-32 030-142-33		Public Parking	PF			Development Permit	yes	Soquel Village Plan
Soquel Drive Parking Lot		030-071-08 030-081-17		Public Parking	PF			Development Permit	yes	Soquel Village Plan
Porter Street Public Parking Easement				Public Parking			yes			Soquel Village Plan

Zoning Key
PR- Parks, Recreation and Open Space

PF - Public Facility

**Non-Housing Properties Returned to the Santa Cruz County Redevelopment Successor Agency
In September 2012**

Properties with Governmental Use to be Transferred to the County of Santa Cruz

Public Parking Lots

APN 030-071-08 Soquel Drive at Daubenbiss Avenue, Soquel

APN 030-081-17 Soquel Drive at Daubenbiss Avenue, Soquel

APN 030-142-18 Daubenbiss Public Parking Lot, Soquel

APN 030-142-32 Daubenbiss Public Parking Lot, Soquel

APN 030-142-33 Daubenbiss Public Parking Lot, Soquel

APN 030-153-08 Parking Easement - 2860 Porter Street, Soquel

Public Parks

APN 037-101-58 The Farm Park - 5555 Soquel Drive, Soquel

APN 037-101-59 The Farm Park- 5540 Tee Street, Soquel

APN 029-071-38 Chanticleer Avenue Park - 1965-1975-1985 Chanticleer Avenue, Santa Cruz

APN 029-071-68 Chanticleer Avenue Park -1925 Chanticleer Avenue, Santa Cruz

APN 032-251-07 East Cliff Parkway - East Cliff Drive between 37th Ave/Manzanita, Santa Cruz

APN 028-302-04 Moran Lake Park and Butterfly Habitat - 40 Moran Way, Santa Cruz

APN 030-153-24 Heart of Soquel and Soquel Creek Linear Park - 4740-4744 Soquel Drive, Soquel

APN 030-153-10 Soquel Creek Linear Park - southeast of Soquel Drive/Porter Street intersection, Soquel

Other Properties to be Retained by the Santa Cruz County Redevelopment Successor Agency

7th Avenue Site

APN 026-261-13 855 7th Avenue, Santa Cruz

APN 026-261-16 901 7th Avenue, Santa Cruz

APN 026-261-17 905 7th Avenue, Santa Cruz

Capitola Road Site

APN 026-741-12 1412 Capitola Road, Santa Cruz

APN 026-741-13 1438 Capitola Road, Santa Cruz

APN 026-741-14 1500 Capitola Road, Santa Cruz

APN 026-741-15 1514 Capitola Road, Santa Cruz

APN 025-084-28 Commercial Way at Commercial Crossing, S.C.
remainder after development of Commercial Crossing

REVISED
Clean

75



County of Santa Cruz

DEPARTMENT OF PUBLIC WORKS – REAL PROPERTY SECTION

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060-4070
(831) 454-2160 FAX (831) 454-2385 TDD (831) 454-2123

JOHN J. PRESLEIGH
DIRECTOR OF PUBLIC WORKS

TRAVIS CARY
CHIEF REAL PROPERTY AGENT

APPROVED AND FILED
BOARD OF SUPERVISORS
DATE: 9/25/12
COUNTY OF SANTA CRUZ
SUSAN MAURELLO
CLERK OF THE BOARD
BY: *[Signature]*
DEPUTY

AGENDA: SEPTEMBER 25, 2012

September 20, 2012

SANTA CRUZ COUNTY BOARD OF SUPERVISORS
701 Ocean Street
Santa Cruz, California 95060

SUBJECT: TRANSFER OF CERTAIN REDEVELOPMENT AGENCY ACQUIRED PROPERTIES TO THE SANTA CRUZ COUNTY REDEVELOPMENT SUCCESSOR AGENCY

Members of the Board:

On August 28, 2012, your Board, as the Redevelopment Successor Agency, approved an approach for the disposition of County-owned non-housing real property acquired by the Santa Cruz County Redevelopment Agency and directed staff to return on a future agenda with the actions necessary to effectuate those transfers. At this time it is necessary to transfer all non-housing properties transferred to the County in March 2011 which are not encumbered by a third-party enforceable obligation from the County to the Santa Cruz County Redevelopment Successor Agency. The properties that need to be transferred are listed on Attachment 1. California Government Code 25365 requires a 4/5 vote of your Board to transfer the properties.

The Santa Cruz County Redevelopment Successor Agency Oversight Board will then be asked to formally approve the transfer of those properties with a governmental purpose from the Successor Agency back to the County at its meeting on October 2, 2012. This process is expected to address the requirements of ABx1 26, the Dissolution Act, and AB 1484 the recent clean up legislation to AB x1 26.

It is therefore recommended that the Board of Supervisors take the following actions:

1. Adopt the attached resolution approving transfer of properties listed on Attachment 1 from the County of Santa Cruz to the Santa Cruz County Redevelopment Successor Agency.

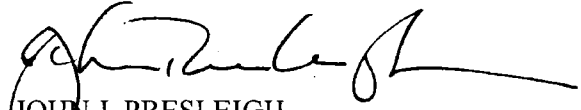
76

SANTA CRUZ COUNTY BOARD OF SUPERVISORS

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2. Authorize the Chairperson of the Board of Supervisors to execute all documentation required to effectuate that transfer.

Yours truly,

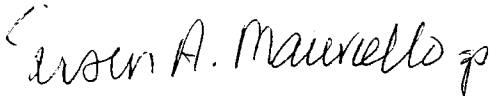


JOHN J. PRESLEIGH
Director of Public Works

JJP:BAL:TC:mh

Attachment

RECOMMENDED FOR APPROVAL:



County Administrative Officer

Copy to: Auditor-Controller
County Counsel
Santa Cruz County Redevelopment Successor Agency
California Department of Finance
California State Controller
Planning
Public Works



BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA
RESOLUTION NO. 234-2012

On the motion of Supervisor Pirie
Duly seconded by Supervisor Coonerty
The following Resolution is adopted:

RESOLUTION FOR TRANSFER OF CERTAIN REDEVELOPMENT AGENCY ACQUIRED
PROPERTIES TO THE SANTA CRUZ COUNTY REDEVELOPMENT SUCCESSOR
AGENCY

RESOLVED by the Board of Supervisors of the County of Santa Cruz, State of
California:

WHEREAS, the Board of Supervisors of the County of Santa Cruz is required to transfer
certain redevelopment agency acquired properties to the Santa Cruz County Redevelopment
Successor Agency; and

WHEREAS, California Government Code 25365 allows the transfer of County-owned
property to the Successor Agency with a four-fifths vote of the Board.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the Board of Supervisors
of the County of Santa Cruz does hereby transfer the properties listed in Attachment 1 from the
County of Santa Cruz to the Santa Cruz County Redevelopment Successor Agency.

PASSED AND ADOPTED by the Board of Supervisors acting as the Santa Cruz County
Redevelopment Successor Agency, County of Santa Cruz, State of California, this 25th day of
September , 20 12 , by the following vote:

AYES: SUPERVISOR Pirie, Coonerty, Caput, Stone & Leopold

NOES: SUPERVISOR None

ABSENT: SUPERVISOR None

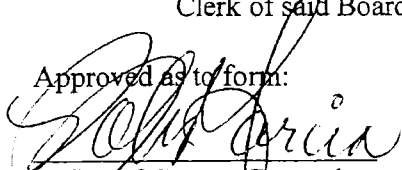
JOHN LEOPOLD

Chairperson of said Board

ATTEST: **TESS FITZGERALD**

Clerk of said Board

Approved as to form:


Office of County Counsel

Distribution: Auditor-Controller, County Counsel, Santa Cruz County Redevelopment Successor
Agency, California Department of Finance, California State Controller, Planning, Public Works

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Non-Housing Properties Transferred to County
Per the Amended and Restated Cooperation Agreement of February 15, 2011

Properties with Governmental Use

Public Parking Lots

APN 030-071-08	Soquel Drive at Daubenbiss Avenue, Soquel
APN 030-081-17	Soquel Drive at Daubenbiss Avenue, Soquel
APN 030-142-18	Daubenbiss Public Parking Lot, Soquel
APN 030-142-32	Daubenbiss Public Parking Lot, Soquel
APN 030-142-33	Daubenbiss Public Parking Lot, Soquel
APN 030-153-08	Parking Easement - 2860 Porter Street, Soquel

Public Parks

APN 037-101-58	The Farm Park - 5555 Soquel Drive, Soquel
APN 037-101-59	The Farm Park- 5540 Tee Street, Soquel
APN 029-071-38	Chanticleer Avenue Park - 1965-1975-1985 Chanticleer Avenue, Santa Cruz
APN 029-071-68	Chanticleer Avenue Park -1925 Chanticleer Avenue, Santa Cruz
APN 032-251-07	East Cliff Parkway - East Cliff Drive between 37th Ave/Manzanita, Santa Cruz
APN 028-302-04	Moran Lake Park and Butterfly Habitat - 40 Moran Way, Santa Cruz
APN 030-153-24	Heart of Soquel and Soquel Creek Linear Park - 4740-4744 Soquel Drive, Soquel
APN 030-153-10	Soquel Creek Linear Park - southeast of Soquel Drive/Porter Street intersection, Soquel

Other Properties

7th Avenue Site

APN 026-261-13	855 7th Avenue, Santa Cruz
APN 026-261-16	901 7th Avenue, Santa Cruz
APN 026-261-17	905 7th Avenue, Santa Cruz

Capitola Road Site

APN 026-741-12	1412 Capitola Road, Santa Cruz
APN 026-741-13	1438 Capitola Road, Santa Cruz
APN 026-741-14	1500 Capitola Road, Santa Cruz
APN 026-741-15	1514 Capitola Road, Santa Cruz

APN 025-084-28	Commercial Way at Commercial Crossing, S.C.	remainder after development of Commercial Crossing
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County of Santa Cruz

DEPARTMENT OF PUBLIC WORKS – REAL PROPERTY SECTION

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060-4070
(831) 454-2160 FAX (831) 454-2385 TDD (831) 454-2123

APPROVED AND FILED
JOHN J. PRESLEIGH
DIRECTOR OF PUBLIC WORKS

TRAVIS CARY
CHIEF REAL PROPERTY AGENT

DATE: *9/25/12*
COUNTY OF SANTA CRUZ
SUSANA AMERIELLO
EX-OFFICIO CLERK OF THE BOARD
BY: *[Signature]* DEPUTY

AGENDA: SEPTEMBER 25, 2012

September 20, 2012

BOARD OF SUPERVISORS
SANTA CRUZ COUNTY
REDEVELOPMENT SUCCESSOR AGENCY
701 Ocean Street
Santa Cruz, California 95060

**SUBJECT: ACCEPT TRANSFER OF CERTAIN REDEVELOPMENT AGENCY
ACQUIRED PROPERTIES**

Members of the Board:

On August 28, 2012, your Board approved an approach for the disposition of County-owned non-housing real property acquired by the Santa Cruz County Redevelopment Agency and directed staff to return on a future agenda with the actions necessary to effectuate those transfers. In a separate item on today's agenda, is a recommendation to the Board of Supervisors to approve the transfer of all non-housing properties transferred to the County in March 2011 which are not encumbered by a third-party enforceable obligation from the County to the Santa Cruz County Redevelopment Successor Agency. The properties that need to be transferred are listed on Attachment 1. Also attached for your Board's consideration is a resolution of acceptance for the property transfer.

The Santa Cruz County Redevelopment Successor Agency Oversight Board will then be asked to formally approve the transfer of those properties with a governmental purpose from the Successor Agency back to the County at its meeting on October 2, 2012. This process is expected to address the requirements of ABx1 26, the Dissolution Act, and AB 1484 the recent clean up legislation to AB x1 26.

It is therefore recommended that the Board of Supervisors take the following actions:

1. Adopt the attached resolution accepting the transfer of properties listed on Attachment 1 from the County of Santa Cruz to the Santa Cruz County Redevelopment Successor Agency.

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SANTA CRUZ COUNTY BOARD OF SUPERVISORS

Page -2-

2. Authorize the Chairperson of the Board of Supervisors to execute all documentation required to effectuate that transfer.
3. Authorize Real Property staff to record the necessary documents in the Official Records of the County of Santa Cruz.

Yours truly,



JOHN J. PRESLEIGH
Director of Public Works

JJP:BAL:TC:mh

Attachment

RECOMMENDED FOR APPROVAL:



County Administrative Officer

Copy to: Auditor-Controller
County Counsel
Santa Cruz County Redevelopment Successor Agency
California Department of Finance
California State Controller
Planning
Public Works

REVISED
CLEAN 21

BEFORE THE BOARD OF SUPERVISORS
ACTING AS THE SANTA CRUZ COUNTY REDEVELOPMENT SUCCESSOR AGENCY
RESOLUTION NO. 235-2012

On the motion of Supervisor Pirie
Duly seconded by Supervisor Coonerty
The following Resolution is adopted:

RESOLUTION OF ACCEPTANCE
FOR PROPERTY TRANSFERS FROM THE COUNTY OF SANTA CRUZ

RESOLVED by the Board of Supervisors acting as the Santa Cruz County Redevelopment
Successor Agency, County of Santa Cruz, State of California:

WHEREAS, the Board of Supervisors of the County of Santa Cruz has approved the
transfer of certain properties to the Santa Cruz County Redevelopment Successor Agency; and

WHEREAS, the Board of Supervisors acting as the Santa Cruz County Redevelopment
Successor Agency is required to accept the properties listed in Attachment 1 from the County of
Santa Cruz; and

WHEREAS, California Government Code 27281 requires that an approved resolution of
acceptance be attached to any transfer deed prior to recordation.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the Board of Supervisors
acting as the Santa Cruz County Redevelopment Successor Agency does hereby accept the transfer
of properties listed in Attachment 1 from the County of Santa Cruz.

PASSED AND ADOPTED by the Board of Supervisors acting as the Santa Cruz County
Redevelopment Successor Agency, County of Santa Cruz, State of California, this 25th day of
September, 2012, by the following vote:

- AYES: SUPERVISOR Pirie, Coonerty, Caput, Stone & Leopold
- NOES: SUPERVISOR None
- ABSENT: SUPERVISOR None

JOHN LEOPOLD
Chairperson of said Board

ATTEST: **TESS FITZGERALD**
Clerk of said Board

Approved as to form:
[Signature]
Office of County Counsel

STATE OF CALIFORNIA)	SS
COUNTY OF SANTA CRUZ)	
I, SUSAN A. MAURIELLO, County Administrative Officer and ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California do hereby certify that the foregoing is a true and correct copy of the resolution passed and adopted by and entered in the minutes of the said board. In witness whereof I have hereunto set my hand and affixed the seal of the said Board on <u>Sept 12</u> 20 <u>12</u>		

Distribution: Auditor-Controller, County Counsel, Santa Cruz County Redevelopment Successor Agency, California Department of Finance, California State Controller, Planning, Public Works

[Signature]

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Non-Housing Properties Transferred to County
Per the Amended and Restated Cooperation Agreement of February 15, 2011

Properties with Governmental Use

Public Parking Lots

- APN 030-071-08 Soquel Drive at Daubenbiss Avenue, Soquel
- APN 030-081-17 Soquel Drive at Daubenbiss Avenue, Soquel

- APN 030-142-18 Daubenbiss Public Parking Lot, Soquel
- APN 030-142-32 Daubenbiss Public Parking Lot, Soquel
- APN 030-142-33 Daubenbiss Public Parking Lot, Soquel

- APN 030-153-08 Parking Easement - 2860 Porter Street, Soquel

Public Parks

- APN 037-101-58 The Farm Park - 5555 Soquel Drive, Soquel
- APN 037-101-59 The Farm Park- 5540 Tee Street, Soquel

- APN 029-071-38 Chanticleer Avenue Park - 1965-1975-1985 Chanticleer Avenue, Santa Cruz
- APN 029-071-68 Chanticleer Avenue Park -1925 Chanticleer Avenue, Santa Cruz

- APN 032-251-07 East Cliff Parkway - East Cliff Drive between 37th Ave/Manzanita, Santa Cruz

- APN 028-302-04 Moran Lake Park and Butterfly Habitat - 40 Moran Way, Santa Cruz

- APN 030-153-24 Heart of Soquel and Soquel Creek Linear Park - 4740-4744 Soquel Drive, Soquel
- APN 030-153-10 Soquel Creek Linear Park - southeast of Soquel Drive/Porter Street intersection, Soquel

Other Properties

7th Avenue Site

- APN 026-261-13 855 7th Avenue, Santa Cruz
- APN 026-261-16 901 7th Avenue, Santa Cruz
- APN 026-261-17 905 7th Avenue, Santa Cruz

Capitola Road Site

- APN 026-741-12 1412 Capitola Road, Santa Cruz
- APN 026-741-13 1438 Capitola Road, Santa Cruz
- APN 026-741-14 1500 Capitola Road, Santa Cruz
- APN 026-741-15 1514 Capitola Road, Santa Cruz

- APN 025-084-28 Commercial Way at Commercial Crossing, S.C. remainder after development of Commercial Crossing

Resolutions to Direct Transfer of Properties
with a Governmental Use

The Farm Park
Chanticleer Avenue Park
40 Moran Way
Heart of Soquel and Soquel Creek Linear Park
East Cliff Drive Parkway
Daubenbiss Parking Lot
Soquel Drive Parking Lot
Porter Street Public Parking Easement

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BEFORE THE SANTA CRUZ COUNTY
REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD
RESOLUTION NO. _____

On the motion of Board Member _____ duly seconded by Board Member _____
the following resolution is adopted:

**RESOLUTION TO DIRECT THE TRANSFER OF TITLE OF
REAL PROPERTY, APN 032-251-07, EAST CLIFF PARKWAY,
FROM THE REDEVELOPMENT SUCCESSION AGENCY TO THE
COUNTY OF SANTA CRUZ FOR GOVERNMENTAL USE**

WHEREAS, the Santa Cruz County Redevelopment Successor Agency Oversight Board ("Oversight Board") has been established to direct the Santa Cruz County Redevelopment Successor Agency ("Successor Agency") to take certain actions to wind down the affairs of the former Santa Cruz County Redevelopment Agency ("Agency") in accordance with the requirements of Assembly Bill 26 ("ABx1 26"), also known as chapter 5, Statutes 2011, First Extraordinary Session, which added Part 1.8 and Part 1.85 of Division 24 of the California Health and Safety Code, and Assembly Bill 1484, also known as chapter 26, Statutes of 2012, which made certain revisions to the statutes added by ABx1 26; and

WHEREAS, Health and Safety Code Section 34181 permits the Oversight Board to direct the Successor Agency to transfer ownership of assets with a governmental purpose;

WHEREAS Health and Safety Code Section 34191.3 allows for transfers of real property for a governmental purpose prior to the Finding of Completion and the preparation of a long-range property management plan; and

WHEREAS, on August 28, 2012 the Oversight Board considered a report regarding properties acquired by the former redevelopment agency and approved in concept that park and public parking properties acquired by the former redevelopment agency are intended for governmental use and should be owned by the County of Santa Cruz; and

WHEREAS, APN 032-251-07, as part of the East Cliff Parkway, was considered in that report; and

WHEREAS, APN 032-251-07, as part of the East Cliff Parkway was acquired by the Santa Cruz County Redevelopment Agency in June 2007 for the purpose of providing public park and open space in an area underserved by parks and open space; and

WHEREAS, APN 032-251-07 is zoned Parks, Recreation and Open Space; and

WHEREAS, the Board of Supervisors have approved a East Cliff Parkway Master Plan;
and

WHEREAS, on February 11, 2009, a Coastal Development Permit was issued for The East Cliff Bluff Stabilization and Parkway Project; and

WHEREAS, construction of Phase One and Phase Two of the East Cliff Bluff Stabilization and Parkway Project is complete; and

WHEREAS, APN 032-251-07 is used as park and open space; and



WHEREAS, notice of these specified actions were published in a paper of general circulation in Santa Cruz County at least 10 days prior to this date;

NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDERED by the Santa Cruz County Redevelopment Successor Agency Oversight Board as follows:

SECTION 1. The above Recitals are true and correct.

SECTION 2. The Oversight Board has concluded that APN 032-251-07, as part of the East Cliff Parkway, is used for a governmental purpose.

SECTION 2. The Oversight Board directs the transfer of title of APN 032-251-07, as part of the East Cliff Parkway, from the Santa Cruz County Redevelopment Successor Agency to the County of Santa Cruz for use as a public park and open space.

PASSED, APPROVED and ADOPTED by the Santa Cruz County Redevelopment Successor Agency Oversight Board, this ___nd day of _____, 2012 by the following vote:

AYES:
NOES:
ABSENT:

Chairperson of the Santa Cruz County Redevelopment
Successor Agency Oversight Board

ATTEST:

Clerk of the Oversight Board

Approved as to form:


~~Assistant~~ County Counsel

Distribution:
County Counsel
Successor Agency
CAO
State Department of Finance
Auditor-Controller
Real Property

06

BEFORE THE SANTA CRUZ COUNTY
REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD
RESOLUTION NO. _____

On the motion of Board Member _____ duly seconded by Board Member _____
the following resolution is adopted:

**RESOLUTION TO DIRECT THE TRANSFER OF TITLE OF
REAL PROPERTY, APN 029-071-38 and APN 029-071-68
CHANTICLEER AVENUE PARK, FROM THE
REDEVELOPMENT SUCCESSOR AGENCY TO THE COUNTY
OF SANTA CRUZ FOR GOVERNMENTAL USE**

WHEREAS, the Santa Cruz County Redevelopment Successor Agency Oversight Board ("Oversight Board") has been established to direct the Santa Cruz County Redevelopment Successor Agency ("Successor Agency") to take certain actions to wind down the affairs of the former Santa Cruz County Redevelopment Agency ("Agency") in accordance with the requirements of Assembly Bill 26 ("ABx1 26"), also known as chapter 5, Statutes 2011, First Extraordinary Session, which added Part 1.8 and Part 1.85 of Division 24 of the California Health and Safety Code, and Assembly Bill 1484, also known as chapter 26, Statutes of 2012, which made certain revisions to the statutes added by ABx1 26; and

WHEREAS, Health and Safety Code Section 34181 permits the Oversight Board to direct the Successor Agency to transfer ownership of assets with a governmental purpose; and

WHEREAS Health and Safety Code Section 34191.3 allows for transfers of real property for a governmental purpose prior to the Finding of Completion and the preparation of a long-range property management plan; and

WHEREAS, on August 28, 2012 the Oversight Board considered a report regarding properties acquired by the former redevelopment agency and approved in concept that park and public parking properties acquired by the former redevelopment agency are intended for governmental use and should be owned by the County of Santa Cruz; and

WHEREAS, APN 029-071-38 and APN 029-071-68, the properties that comprise Chanticleer Avenue Park, were considered in that report; and

WHEREAS, APN 029-071-38 and APN 029-071-68, the properties that comprise Chanticleer Avenue Park were acquired by the Santa Cruz County Redevelopment Agency in October 1996 and October 2004 for the purpose of providing public park and open space in an area underserved by parks and open space; and

WHEREAS, Chanticleer Avenue Park is zoned Parks, Recreation and Open Space; and

WHEREAS, on April 18, 2009, the Board of Supervisors approved a Park Master Plan for Chanticleer Avenue Park; and

WHEREAS, on June 8, 2011, Development Permits were issued for Chanticleer Avenue Park and improvements has been completed including site clearance, renovation of the historic Miller House, and the first phase of recreation elements; and

WHEREAS, Chanticleer Avenue Park is used as park and open space; and

WHEREAS, notice of these specified actions were published in a paper of general circulation in Santa Cruz County at least 10 days prior to this date;

NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDERED by the Santa Cruz County Redevelopment Successor Agency Oversight Board as follows:

SECTION 1. The above Recitals are true and correct.

SECTION 2. The Oversight Board has concluded that Chanticleer Avenue Park is used for a governmental purpose.

SECTION 2. The Oversight Board directs the transfer of title of APN 029-071-38 and APN 029-071-68, the properties that comprise Chanticleer Avenue Park, from the Santa Cruz County Redevelopment Successor Agency to the County of Santa Cruz for use as a public park and open space.

PASSED, APPROVED and ADOPTED by the Santa Cruz County Redevelopment Successor Agency Oversight Board, this ____nd day of _____, 2012 by the following vote:

AYES:
NOES:
ABSENT:

Chairperson of the Santa Cruz County Redevelopment
Successor Agency Oversight Board

ATTEST:

Clerk of the Oversight Board

Approved as to form:



Assistant County Counsel

- Distribution:
- County Counsel
 - Successor Agency
 - CAO
 - State Department of Finance
 - Auditor-Controller
 - Real Property



BEFORE THE SANTA CRUZ COUNTY
REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD
RESOLUTION NO. _____

On the motion of Board Member _____ duly seconded by Board Member _____
the following resolution is adopted:

**RESOLUTION TO DIRECT THE TRANSFER OF TITLE OF
REAL PROPERTY, APN 030-142-18 and APN 030-142-32 and
APN 030-142-33, DAUBENBISS PUBLIC PARKING LOT FROM
THE REDEVELOPMENT SUCCEOR AGENCY TO THE
COUNTY OF SANTA CRUZ FOR GOVERNMENTAL USE**

WHEREAS, the Santa Cruz County Redevelopment Successor Agency Oversight Board ("Oversight Board") has been established to direct the Santa Cruz County Redevelopment Successor Agency ("Successor Agency") to take certain actions to wind down the affairs of the former Santa Cruz County Redevelopment Agency ("Agency") in accordance with the requirements of Assembly Bill 26 ("ABx1 26"), also known as chapter 5, Statutes 2011, First Extraordinary Session, which added Part 1.8 and Part 1.85 of Division 24 of the California Health and Safety Code, and Assembly Bill 1484, also known as chapter 26, Statutes of 2012, which made certain revisions to the statutes added by ABx1 26; and

WHEREAS, Health and Safety Code Section 34181 permits the Oversight Board to direct the Successor Agency to transfer ownership of assets with a governmental purpose; and

WHEREAS Health and Safety Code Section 34191.3 allows for transfers of real property for a governmental purpose prior to the Finding of Completion and the preparation of a long-range property management plan; and

WHEREAS, on August 28, 2012 the Oversight Board considered a report regarding properties acquired by the former redevelopment agency and approved in concept that park and public parking properties acquired by the former redevelopment agency are intended for governmental use and should be owned by the County of Santa Cruz; and

WHEREAS, APN 030-142-18 and APN 030-142-32 and APN 030-142-33, the properties that contain the public parking that comprise the Daubenbiss Public Parking Lot, were considered in that report; and

WHEREAS, APN 030-142-18 and APN 030-142-32 and APN 030-142-33, the properties that contain the public parking that comprise the Daubenbiss Public Parking Lot, were acquired by the Santa Cruz County Redevelopment Agency in August of 1991 and November of 1993 for the purpose of providing public parking in an area underserved by public parking; and

WHEREAS, Daubenbiss Public Parking Lot is zoned Public and Community Facilities-Geologic Hazards and is located within the Soquel Village Plan; and

WHEREAS, the Board of Supervisors approved the Soquel Village Plan in 1990 which included Public Parking; and

WHEREAS, Daubenbiss Public Parking Lot improvements have been constructed; and

WHEREAS, Daubenbiss Public Parking Lot is used for public parking; and

WHEREAS, notice of these specified actions were published in a paper of general circulation in Santa Cruz County at least 10 days prior to this date;

NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDERED by the Santa Cruz County Redevelopment Successor Agency Oversight Board as follows:

SECTION 1. The above Recitals are true and correct.

SECTION 2. The Oversight Board has concluded that the Daubenbiss Public Parking Lot is used for a governmental purpose.

SECTION 2. The Oversight Board directs the transfer of title of APN 030-142-18 and APN 030-142-32 and APN 030-142-33, related to public parking, from the Santa Cruz County Redevelopment Successor Agency to the County of Santa Cruz for use as a public parking.

PASSED, APPROVED and ADOPTED by the Santa Cruz County Redevelopment Successor Agency Oversight Board, this ___nd day of _____, 2012 by the following vote:

AYES:
NOES:
ABSENT:

Chairperson of the Santa Cruz County Redevelopment
Successor Agency Oversight Board

ATTEST:

Clerk of the Oversight Board

Approved as to form:



Assistant County Counsel

- Distribution:
- County Counsel
 - Successor Agency
 - CAO
 - State Department of Finance
 - Auditor-Controller
 - Real Property

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BEFORE THE SANTA CRUZ COUNTY
REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD
RESOLUTION NO. _____

On the motion of Board Member _____ duly seconded by Board Member _____
the following resolution is adopted:

**RESOLUTION TO DIRECT THE TRANSFER OF TITLE OF
REAL PROPERTY, APN 030-153-24 and APN 030-153-10
HEART OF SOQUEL AND SOQUEL CREEK LINEAR PARK,
FROM THE REDEVELOPMENT SUCCEOR AGENCY TO THE
COUNTY OF SANTA CRUZ FOR GOVERNMENTAL USE**

WHEREAS, the Santa Cruz County Redevelopment Successor Agency Oversight Board ("Oversight Board") has been established to direct the Santa Cruz County Redevelopment Successor Agency ("Successor Agency") to take certain actions to wind down the affairs of the former Santa Cruz County Redevelopment Agency ("Agency") in accordance with the requirements of Assembly Bill 26 ("ABx1 26"), also known as chapter 5, Statutes 2011, First Extraordinary Session, which added Part 1.8 and Part 1.85 of Division 24 of the California Health and Safety Code, and Assembly Bill 1484, also known as chapter 26, Statutes of 2012, which made certain revisions to the statutes added by ABx1 26; and

WHEREAS, Health and Safety Code Section 34181 permits the Oversight Board to direct the Successor Agency to transfer ownership of assets with a governmental purpose; and

WHEREAS Health and Safety Code Section 34191.3 allows for transfers of real property for a governmental purpose prior to the Finding of Completion and the preparation of a long-range property management plan; and

WHEREAS, on August 28, 2012 the Oversight Board considered a report regarding properties acquired by the former redevelopment agency and approved in concept that park and public parking properties acquired by the former redevelopment agency are intended for governmental use and should be owned by the County of Santa Cruz; and

WHEREAS, APN 030-153-24 and APN 030-153-10, the properties that comprise the Heart of Soquel and Soquel Creek Linear Park, were considered in that report; and

WHEREAS, APN 030-153-24 and APN 030-153-10, the properties that comprise the Heart of Soquel and Soquel Creek Linear Park, were acquired by the Santa Cruz County Redevelopment Agency in March 1993 and September 2007 for the purpose of providing flood control and public park and open space in an area located in the floodway of Soquel Creek and underserved by parks and open space; and

WHEREAS, the Heart of Soquel and Soquel Creek Linear Park, is zoned Public Facility;
and

WHEREAS, on May 22, 1990, the Board of Supervisors have approved a Specific Plan for Soquel Village that designates the Heart of Soquel and Soquel Creek Linear Park as public parking and a linear park along Soquel Creek; and

WHEREAS, on June 21, 2011, the Board of Supervisors approved a Park Master Plan for The Heart of Soquel and Soquel Creek Linear Park; and

WHEREAS, site clearance, and the first public parking improvements have been completed; and

WHEREAS, the Heart of Soquel and Soquel Creek Linear Park is used as public parking and park and open space; and

WHEREAS, notice of these specified actions were published in a paper of general circulation in Santa Cruz County at least 10 days prior to this date;

NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDERED by the Santa Cruz County Redevelopment Successor Agency Oversight Board as follows:

SECTION 1. The above Recitals are true and correct.

SECTION 2. The Oversight Board has concluded that the Heart of Soquel and Soquel Creek Linear Park is used for a governmental purpose.

SECTION 2. The Oversight Board directs the transfer of title of APN 030-153-24 and APN 030-153-10, the properties that comprise the Heart of Soquel and Soquel Creek Linear Park, from the Santa Cruz County Redevelopment Successor Agency to the County of Santa Cruz for use as a public park and open space.

PASSED, APPROVED and ADOPTED by the Santa Cruz County Redevelopment Successor Agency Oversight Board, this ____nd day of _____, 2012 by the following vote:

AYES:
NOES:
ABSENT:

Chairperson of the Santa Cruz County Redevelopment
Successor Agency Oversight Board

ATTEST:

Clerk of the Oversight Board

Approved as to form:


Assistant County Counsel

- Distribution:
- County Counsel
 - Successor Agency
 - CAO
 - State Department of Finance
 - Auditor-Controller
 - Real Property

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BEFORE THE SANTA CRUZ COUNTY
REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD
RESOLUTION NO. _____

On the motion of Board Member _____ duly seconded by Board Member _____
the following resolution is adopted:

**RESOLUTION TO DIRECT THE TRANSFER OF TITLE OF
REAL PROPERTY, APN 028-302-04, 40 MORAN WAY –
MORAN LAKE PARK, FROM THE REDEVELOPMENT
SUCCESSION AGENCY TO THE COUNTY OF SANTA CRUZ
FOR GOVERNMENTAL USE**

WHEREAS, the Santa Cruz County Redevelopment Successor Agency Oversight Board ("Oversight Board") has been established to direct the Santa Cruz County Redevelopment Successor Agency ("Successor Agency") to take certain actions to wind down the affairs of the former Santa Cruz County Redevelopment Agency ("Agency") in accordance with the requirements of Assembly Bill 26 ("ABx1 26"), also known as chapter 5, Statutes 2011, First Extraordinary Session, which added Part 1.8 and Part 1.85 of Division 24 of the California Health and Safety Code, and Assembly Bill 1484, also known as chapter 26, Statutes of 2012, which made certain revisions to the statutes added by ABx1 26; and

WHEREAS, Health and Safety Code Section 34181 permits the Oversight Board to direct the Successor Agency to transfer ownership of assets with a governmental purpose; and

WHEREAS Health and Safety Code Section 34191.3 allows for transfers of real property for a governmental purpose prior to the Finding of Completion and the preparation of a long-range property management plan; and

WHEREAS, on August 28, 2012 the Oversight Board considered a report regarding properties acquired by the former redevelopment agency and approved in concept that park and public parking properties acquired by the former redevelopment agency are intended for governmental use and should be owned by the County of Santa Cruz; and

WHEREAS, APN 028-302-04, 40 Moran Way, as part of Moran Lake Park and Monarch Butterfly Habitat, was considered in that report; and

WHEREAS, APN 028-302-04, 40 Moran Way, as part of Moran Lake Park and Monarch Butterfly Habitat was acquired by the Santa Cruz County Redevelopment Agency in June 2008 for the purpose of providing public park and open space and Monarch Butterfly Habitat in an area underserved by parks and open space; and

WHEREAS, 40 Moran Way is zoned Parks, Recreation and Open Space; and

WHEREAS, on January 25, 2011, the Board of Supervisors approved a Monarch Butterfly Habitat Management Plan which includes 40 Moran Way; and

WHEREAS, the first phase of habitat improvements has been implemented; and

WHEREAS, 40 Moran Way is used as park and open space; and

WHEREAS, notice of these specified actions were published in a paper of general circulation in Santa Cruz County at least 10 days prior to this date;



NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDERED by the Santa Cruz County Redevelopment Successor Agency Oversight Board as follows:

SECTION 1. The above Recitals are true and correct.

SECTION 2. The Oversight Board has concluded that 40 Moran Way is used for a governmental purpose.

SECTION 2. The Oversight Board directs the transfer of title of APN 028-302-04, 40 Moran Way, from the Santa Cruz County Redevelopment Successor Agency to the County of Santa Cruz for use as a public park and open space.

PASSED, APPROVED and ADOPTED by the Santa Cruz County Redevelopment Successor Agency Oversight Board, this ____nd day of _____, 2012 by the following vote:

AYES:
NOES:
ABSENT:

Chairperson of the Santa Cruz County Redevelopment
Successor Agency Oversight Board

ATTEST:

Clerk of the Oversight Board

Approved as to form:


Assistant County Counsel

- Distribution:
- County Counsel
 - Successor Agency
 - CAO
 - State Department of Finance
 - Auditor-Controller
 - Real Property

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BEFORE THE SANTA CRUZ COUNTY
REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD
RESOLUTION NO. _____

On the motion of Board Member _____ duly seconded by Board Member _____
the following resolution is adopted:

**RESOLUTION TO DIRECT THE TRANSFER OF TITLE OF
REAL PROPERTY, APN 030-071-08 and APN 030-081-17,
SOQUEL DRIVE PARKING LOT FROM THE
REDEVELOPMENT SUCCESSOR AGENCY TO THE COUNTY
OF SANTA CRUZ FOR GOVERNMENTAL USE**

WHEREAS, the Santa Cruz County Redevelopment Successor Agency Oversight Board ("Oversight Board") has been established to direct the Santa Cruz County Redevelopment Successor Agency ("Successor Agency") to take certain actions to wind down the affairs of the former Santa Cruz County Redevelopment Agency ("Agency") in accordance with the requirements of Assembly Bill 26 ("ABx1 26"), also known as chapter 5, Statutes 2011, First Extraordinary Session, which added Part 1.8 and Part 1.85 of Division 24 of the California Health and Safety Code, and Assembly Bill 1484, also known as chapter 26, Statutes of 2012, which made certain revisions to the statutes added by ABx1 26; and

WHEREAS, Health and Safety Code Section 34181 permits the Oversight Board to direct the Successor Agency to transfer ownership of assets with a governmental purpose; and

WHEREAS Health and Safety Code Section 34191.3 allows for transfers of real property for a governmental purpose prior to the Finding of Completion and the preparation of a long-range property management plan; and

WHEREAS, on August 28, 2012 the Oversight Board considered a report regarding properties acquired by the former redevelopment agency and approved in concept that park and public parking properties acquired by the former redevelopment agency are intended for governmental use and should be owned by the County of Santa Cruz; and

WHEREAS, APN 030-071-08 and APN 030-081-17, the properties that contain the public parking that comprise the Soquel Drive Public Parking Lot, were considered in that report; and

WHEREAS, APN 030-071-08 and APN 030-081-17, the properties that contain the public parking that comprise the Soquel Drive Public Parking Lot, were acquired by the Santa Cruz County Redevelopment Agency in September of 1989 and November of 1990, respectively, for the purpose of providing public parking in an area underserved by public parking; and

WHEREAS, Soquel Drive Public Parking Lot is zoned Public and Community Facilities-Geologic Hazards and is located within the Soquel Village Plan; and

WHEREAS, the Board of Supervisors approved the Soquel Village Plan in 1990 which included public parking; and

WHEREAS, Soquel Drive Public Parking Lot improvements have been constructed; and

WHEREAS, Soquel Drive Public Parking Lot is used for public parking; and

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WHEREAS, notice of these specified actions were published in a paper of general circulation in Santa Cruz County at least 10 days prior to this date;

NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDERED by the Santa Cruz County Redevelopment Successor Agency Oversight Board as follows:

SECTION 1. The above Recitals are true and correct.

SECTION 2. The Oversight Board has concluded that the Soquel Drive Parking Lot is used for a governmental purpose.

SECTION 2. The Oversight Board directs the transfer of title of APN 030-071-08 and APN 030-081-17, related to public parking, from the Santa Cruz County Redevelopment Successor Agency to the County of Santa Cruz for use as a public parking.

PASSED, APPROVED and ADOPTED by the Santa Cruz County Redevelopment Successor Agency Oversight Board, this ___nd day of _____, 2012 by the following vote:

AYES:
NOES:
ABSENT:

Chairperson of the Santa Cruz County Redevelopment
Successor Agency Oversight Board

ATTEST:

Clerk of the Oversight Board

Approved as to form:



Assistant County Counsel

- Distribution:
- County Counsel
 - Successor Agency
 - CAO
 - State Department of Finance
 - Auditor-Controller
 - Real Property



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BEFORE THE SANTA CRUZ COUNTY
REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD
RESOLUTION NO. _____

On the motion of Board Member _____ duly seconded by Board Member _____
the following resolution is adopted:

**RESOLUTION TO DIRECT THE TRANSFER OF TITLE OF
REAL PROPERTY, APN 037-101-58 and APN 037-101-59 - THE
FARM PARK, FROM THE REDEVELOPMENT SUCCESSOR
AGENCY TO THE COUNTY OF SANTA CRUZ FOR
GOVERNMENTAL USE**

WHEREAS, the Santa Cruz County Redevelopment Successor Agency Oversight Board ("Oversight Board") has been established to direct the Santa Cruz County Redevelopment Successor Agency ("Successor Agency") to take certain actions to wind down the affairs of the former Santa Cruz County Redevelopment Agency ("Agency") in accordance with the requirements of Assembly Bill 26 ("ABx1 26"), also known as chapter 5, Statutes 2011, First Extraordinary Session, which added Part 1.8 and Part 1.85 of Division 24 of the California Health and Safety Code, and Assembly Bill 1484, also known as chapter 26, Statutes of 2012, which made certain revisions to the statutes added by ABx1 26; and

WHEREAS, Health and Safety Code Section 34181 permits the Oversight Board to direct the Successor Agency to transfer ownership of assets with a governmental purpose; and

WHEREAS Health and Safety Code Section 34191.3 allows for transfers of real property for a governmental purpose prior to the Finding of Completion and the preparation of a long-range property management plan; and

WHEREAS, on August 28, 2012 the Oversight Board considered a report regarding properties acquired by the former redevelopment agency and approved in concept that park and public parking properties acquired by the former redevelopment agency are intended for governmental use and should be owned by the County of Santa Cruz; and

WHEREAS, APN 037-101-58 and APN 037-101-59, the properties that comprise The Farm Park, were considered in that report; and

WHEREAS, APN 037-101-58 and APN 037-101-59, the properties that comprise The Farm Park were acquired by the Santa Cruz County Redevelopment Agency in June 1991 for the purpose of providing public park and open space in an area underserved by parks and open space; and

WHEREAS, The Farm Park is zoned Parks, Recreation and Open Space; and

WHEREAS, on November 21, 2006, the Board of Supervisors approved a Park Master Plan for The Farm Park; and

WHEREAS, on April 6, 2011, Development Permits were issued for The Farm Park and improvements has been completed including site clearance, habitat restoration and the first phase of recreation elements; and

WHEREAS, The Farm Park is used as park and open space; and

WHEREAS, the State of California has awarded an Urban Greening Grant of \$995,113 to Santa Cruz County for community gardens and further stream and oak woodland habitat restoration at The Farm Park; and

WHEREAS, notice of these specified actions were published in a paper of general circulation in Santa Cruz County at least 10 days prior to this date;

NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDERED by the Santa Cruz County Redevelopment Successor Agency Oversight Board as follows:

SECTION 1. The above Recitals are true and correct.

SECTION 2. The Oversight Board has concluded that The Farm Park is used for a governmental purpose.

SECTION 2. The Oversight Board directs the transfer of title of APN 037-101-58 and APN 037-101-59, the properties that comprise The Farm Park, from the Santa Cruz County Redevelopment Successor Agency to the County of Santa Cruz for use as a public park and open space.

PASSED, APPROVED and ADOPTED by the Santa Cruz County Redevelopment Successor Agency Oversight Board, this ___nd day of _____, 2012 by the following vote:

AYES:
NOES:
ABSENT:

Chairperson of the Santa Cruz County Redevelopment
Successor Agency Oversight Board

ATTEST:

Clerk of the Oversight Board

Approved as to form:


Assistant County Counsel

- Distribution:
- County Counsel
 - Successor Agency
 - CAO
 - State Department of Finance
 - Auditor-Controller
 - Real Property



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BEFORE THE SANTA CRUZ COUNTY
REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD
RESOLUTION NO. _____

On the motion of Board Member _____ duly seconded by Board Member _____
the following resolution is adopted:

**RESOLUTION TO DIRECT THE TRANSFER OF TITLE OF
REAL PROPERTY, APN 030-153-08, PORTER STREET
PUBLIC PARKING AND INGRESS AND EGRESS EASEMENT ,
FROM THE REDEVELOPMENT SUCCESSION AGENCY TO THE
COUNTY OF SANTA CRUZ FOR GOVERNMENTAL USE**

WHEREAS, the Santa Cruz County Redevelopment Successor Agency Oversight Board ("Oversight Board") has been established to direct the Santa Cruz County Redevelopment Successor Agency ("Successor Agency") to take certain actions to wind down the affairs of the former Santa Cruz County Redevelopment Agency ("Agency") in accordance with the requirements of Assembly Bill 26 ("ABx1 26"), also known as chapter 5, Statutes 2011, First Extraordinary Session, which added Part 1.8 and Part 1.85 of Division 24 of the California Health and Safety Code, and Assembly Bill 1484, also known as chapter 26, Statutes of 2012, which made certain revisions to the statutes added by ABx1 26; and

WHEREAS, Health and Safety Code Section 34181 permits the Oversight Board to direct the Successor Agency to transfer ownership of assets with a governmental purpose;

WHEREAS Health and Safety Code Section 34191.3 allows for transfers of real property for a governmental purpose prior to the Finding of Completion and the preparation of a long-range property management plan; and

WHEREAS, on August 28, 2012 the Oversight Board considered a report regarding properties acquired by the former redevelopment agency and approved in concept that park and public parking properties acquired by the former redevelopment agency are intended for governmental use and should be owned by the County of Santa Cruz; and

WHEREAS, APN 030-153-08, the property that contains the public parking and ingress and egress easement that comprise Porter Street Public Parking Lot, was considered in that report; and

WHEREAS, the public parking and ingress and egress easement on APN 030-153-08, the property that comprises Porter Street Public Parking Lot, were acquired by the Santa Cruz County Redevelopment Agency in June of 1999 for the purpose of providing public parking in an area underserved by public parking; and

WHEREAS, Porter Street Public Parking Lot and ingress and egress easement is zoned Community Commercial-Geologic Hazards and is located within the Soquel Village Plan; and

WHEREAS, the Board of Supervisors approved the Soquel Village Plan in 1990 which included public parking; and

WHEREAS, Public Parking Lot and ingress and egress improvements have been constructed; and

WHEREAS, Porter Street Public Parking Lot is used for public parking and ingress and



egress; and

WHEREAS, notice of these specified actions were published in a paper of general circulation in Santa Cruz County at least 10 days prior to this date;

NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDERED by the Santa Cruz County Redevelopment Successor Agency Oversight Board as follows:

SECTION 1. The above Recitals are true and correct.

SECTION 2. The Oversight Board has concluded that the Porter Street Public Parking Lot and ingress and egress easement is used for a governmental purpose.

SECTION 2. The Oversight Board directs the transfer of title of public parking and ingress and egress easement on APN 030-153-08, from the Santa Cruz County Redevelopment Successor Agency to the County of Santa Cruz for use as public parking and ingress and easement.

PASSED, APPROVED and ADOPTED by the Santa Cruz County Redevelopment Successor Agency Oversight Board, this ___nd day of _____, 2012 by the following vote:

AYES:
NOES:
ABSENT:

Chairperson of the Santa Cruz County Redevelopment
Successor Agency Oversight Board

ATTEST:

Clerk of the Oversight Board

Approved as to form:



Assistant County Counsel

- Distribution:
- County Counsel
 - Successor Agency
 - CAO
 - State Department of Finance
 - Auditor-Controller
 - Real Property





COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

September 25, 2012

AGENDA: October 2, 2012

Oversight Board
Santa Cruz County Redevelopment Successor Agency
701 Ocean Street
Santa Cruz, CA 95060

RE: Aptos Blue Affordable Housing Agreement
Clarification for Closing

Dear Members of the Oversight Board:

As you know, the Board of Supervisors of the County of Santa Cruz ("County") and your Board have taken a number of actions regarding affordable housing responsibilities, assets and functions previously performed by the Redevelopment Agency. While some of these actions have been prescribed by legislation, others have been taken in an effort to facilitate pending affordable housing transactions. To that end, in June, staff presented your Board with a comprehensive list of (i) housing assets of the Agency that had been transferred to the County pursuant to ABx1 26, and (ii) housing assets of the County that had been acquired or assumed by the County pursuant to an Amended and Restated Cooperation Agreement between the Agency and the County and committed to third parties. The list of Agency and County housing assets was attached to a resolution that your Board adopted and transmitted to the California Department of Finance ("DOF"). The DOF did not request a review of your Board's action of adopting the resolution.

In spite of the resolution, and actions taken by the County, the investor and lenders for Aptos Blue are seeking further assurances regarding the risk of "claw back" of the funds committed to the project. Aptos Blue is a 40 unit affordable housing project that was awarded low income housing tax credits in June of 2012 and is proceeding on a critical timeline to close escrow and begin construction. County staff has proposed that your Board consider adopting a project specific resolution, which provides a detailed explanation of the background of the financing for the Aptos Blue transaction.

RECOMMENDATION:

It is therefore RECOMMENDED that the Oversight Board take the following action:

Adopt the attached resolution making certain acknowledgements and approvals with respect to certain housing assets of the County of Santa Cruz.

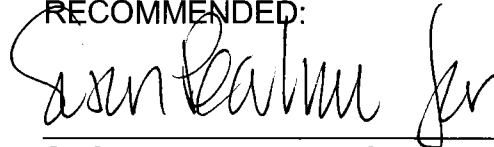
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Sincerely,



Kathy M. Previsich
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

Attachment 1: Resolution

BEFORE THE SANTA CRUZ COUNTY REDEVELOPMENT
SUCCESSOR AGENCY OVERSIGHT BOARD
RESOLUTION NO. _____

RESOLUTION MAKING CERTAIN ACKNOWLEDGMENTS
AND APPROVALS WITH RESPECT TO CERTAIN
HOUSING ASSETS OF THE COUNTY OF SANTA CRUZ

WHEREAS, the Santa Cruz County Redevelopment Successor Agency Oversight Board ("Oversight Board") has been established to direct the Successor Agency to take certain actions to wind down the affairs of the former Santa Cruz County Redevelopment Agency ("Agency") in accordance with the requirements of Assembly Bill 26, also known as chapter 5, Statutes 2011, First Extraordinary Session, which added Part 1.8 and Part 1.85 of Division 24 of the California Health and Safety Code ("ABx1 26"), and Assembly Bill 1484, also known as chapter 26, Statutes of 2012, which made certain revisions to the statutes added by ABx1 26; and

WHEREAS, in fulfilling its purpose of expanding the supply of low- and moderate-income housing in the County of Santa Cruz, the former Agency, utilizing funds from its Low and Moderate Income Housing Fund, entered into with Mid-Peninsula The Farm, Inc. ("Mid-Pen") an Affordable Housing Agreement (Acquisition Loan) dated August 25, 2010 (the "Agency Affordable Housing Agreement"), pursuant to which (i) the Agency provided a loan to Mid-Pen (the "Agency Loan") to assist Mid-Pen to acquire certain real property located at 7839 Soquel Drive (the "Property"), and (ii) the Agency and Mid-Pen agreed to negotiate in good faith the terms of a subsequent affordable housing agreement regarding Mid-Pen's development of a multifamily affordable housing development (the "Project") on the Property; and

WHEREAS, in connection with the Agency Affordable Housing Agreement, Mid-Pen executed (i) a promissory note, dated August 25, 2010 (the "Agency Note"), (ii) a deed of trust, which was recorded in the Official Records of the County of Santa Cruz on August 25, 2010, as Instrument No. 2010-0034530 (the "Agency Deed of Trust"), and (iii) a Memorandum of Affordable Housing Agreement (Acquisition Loan) (the "Memorandum"); and

WHEREAS, pursuant to an Amended and Restated Cooperation Agreement ("Cooperation Agreement") between the Agency and the County of Santa Cruz ("County") executed on February 15, 2011, the County agreed to assist the Agency with various Agency tasks and projects, including pending and proposed affordable housing projects; and

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WHEREAS, to facilitate the implementation of the Cooperation Agreement, the Agency transferred property tax increment revenues allocated and paid to the Agency pursuant to California law (Cal. Const. Art. XVI, Section 16, and Health & Safety Code Section 33670(b)) that were required by the California Redevelopment Law (Health & Safety Code Section 33000 et seq.) ("CRL") and by County policy to be set aside for affordable housing purposes; and transferred bond proceeds obtained by the Agency from the sale of tax allocation bonds that were required by the CRL and County policy to be set aside for affordable housing purposes (collectively, the "County Housing Funds"); and

WHEREAS, in furtherance of the Cooperation Agreement, the County entered into with Mid-Pen an Affordable Housing Agreement dated June 22, 2011 (the "County Affordable Housing Agreement"), pursuant to which the County agreed to provide a loan of County Housing Funds to Mid-Pen (the "County Loan") to assist Mid-Pen to develop the Project; and

WHEREAS, pursuant to Board of Supervisors Resolution No. 5-2012, adopted by the County Board of Supervisors on January 10, 2012, the County affirmatively elected to be the "successor agency" and the "housing successor" to the Agency. As a result of said election, on February 1, 2012, the Agency Affordable Housing Agreement, Agency Note, Agency Deed of Trust, and Memorandum (collectively, the "Agency Agreements") were transferred to the County, as the "Santa Cruz County Redevelopment Successor Agency" (the "Successor Agency"); and

WHEREAS, on June 27, 2012, the Oversight Board adopted its Resolution No. 5-2012OB ("OB Resolution No. 5-2012OB"), (i) categorizing all housing assets as either "County Housing Assets" or "Agency Housing Assets," and (ii) directing the Successor Agency to transfer all Agency Housing Assets to the County, as the "housing successor" to the Agency; and

WHEREAS, OB Resolution No. 5-2012OB categorized the Agency Agreements as Agency Housing Assets, and directed the Successor Agency to transfer the same to the County, as the "housing successor" to the Agency, and categorized the County Affordable Housing Agreement as a County Housing Asset. OB Resolution No. 5-2012OB was transmitted to the DOF for review, and deemed to be final after the passage of three business days without any objection or request for review from the DOF; and

WHEREAS, the County, as the "housing successor" to the Agency prepared and submitted to, and received approval from, the California Department of Finance (the "DOF") of the housing asset list required pursuant to Health and Safety Code Section 34176(a)(2) (the "Housing Asset List"), which Housing Asset List included the Agency Affordable Housing Agreement; and

WHEREAS, the Housing Asset List did not include the County Affordable Housing Agreement, because the County Affordable Housing Agreement was not transferred to the County, as the "housing successor" to the Agency, but rather the County was the original contracting party to the County Affordable Housing Agreement; and

WHEREAS, the County Affordable Housing Agreement has not been listed on any ROPS, because it is an obligation of the County, in its own capacity, and not an obligation of the former Agency that was transferred to the County as the Successor Agency, notwithstanding that the County Loan will be funded with County Housing Funds that were transferred by the former Agency to the County pursuant to the Cooperation Agreement; and

WHEREAS, the County Housing Funds that will be utilized to fund the County Loan are proceeds of a taxable bond issued by the former Agency prior to January 1, 2011, and are required to be set aside for affordable housing purposes. Said bond is debt that is included on the ROPS; and

WHEREAS, Mid-Pen has received financing commitments from a tax credit investor and from an institutional lender to assist with financing the development of the Project, but as a condition to closing said investor and lender are requesting confirmation from the Oversight Board that the County Affordable Housing Agreement is a contractual commitment of the County to a third party, that it is appropriate that the County Affordable Housing Agreement not be included on any ROPS as an enforceable obligation of the Successor Agency, and that the County Loan may be funded from County Housing Funds without being included on a ROPS.

NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDERED by the Santa Cruz County Redevelopment Successor Agency Oversight Board as follows:

SECTION 1. The above Recitals are true and correct.

SECTION 2. The County Affordable Housing Agreement is a housing asset of the County, and as such it is appropriate that the County Affordable Housing Agreement not be included on any ROPS prepared by the Successor Agency and that the County Loan may be funded with County Housing Funds without being included on a ROPS.

SECTION 3. The County Loan is being funded with County Housing Funds which were transferred by the Agency to the County after January 1, 2011, but which were thereafter contractually committed by the County to Mid-Pen, a third party, for the expenditure of the funds, prior to the adoption of ABx1 26.

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PASSED, APPROVED and ADOPTED by the Santa Cruz County
Redevelopment Successor Agency Oversight Board, this 2nd day of October, 2012
by the following vote, to wit:

AYES:

NOES:

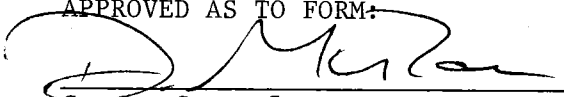
ABSENT:

ABSTAIN:

Chairperson of the Oversight Board

ATTEST: _____
Clerk of said Board

APPROVED AS TO FORM:



County Counsel