

**OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY OF
THE CORCORAN REDEVELOPMENT AGENCY
AGENDA**

**City Council Chambers
1015 Chittenden Avenue
Corcoran, CA 93212**

***Tuesday, January 26, 2016
4:00 P.M.***

Public Inspection: A detailed Oversight Board packet is available for review at the City Clerk's Office, located at Corcoran City Hall, 832 Whitley Avenue.

Notice of ADA Compliance: In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerks Office at (559) 992-2151 ext. 235.

Public Comment: Members of the audience may address the Oversight Board on non-agenda items; However, in accordance with government code section 54954.2, the Oversight Board may not (except in very specific instances) take action on an item not appearing on the posted agenda.

This is the time for members of the public to comment on any matter within the jurisdiction of the Oversight Board. The board members ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome.

After receiving recognition from the chair, speakers shall walk to the rostrum, state their name and address and proceed with comments. Each speaker will be limited to five (5) minutes.

ROLL CALL

City of Corcoran:	Raymond Lerma
City of Corcoran:	Kevin Tromborg
Kings County Board of Supervisors:	Richard Valle
Kings County Public Appointment:	Sid Palmerin
County Superintendent of Schools:	Steve Corl
Corcoran District Hospital:	Mike Graville
College of the Sequoias:	Kristin Robinson

FLAG SALUTE

1. **PUBLIC DISCUSSION**

2. **APPROVAL OF MINUTES**

Approval of minutes of the Oversight Board meeting of September 28, 2015.

3. **STAFF REPORTS**

3-A. Consider approval of Resolution No. 2016-01 adopting the Recognized Obligation Payment Schedule (ROPS 16-17) for the period July 1, 2016 to June 30, 2017. (Meik) (VV)

3-B. Consider approval of Resolution No. 2016-02 adopting an **amended** Corcoran Successor Agency Long Range Property Management Plan (LRPMP). (Meik) (VV)

4. **INFORMATION ITEMS**

4-A. 2004 Tax Allocation Bonds refinance. (Meik)

ADJOURNMENT:

I certify that I caused this Agenda of the Oversight Board for the Successor Agency of the Corcoran Redevelopment Agency meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on January 22, 2016.



Karla Cruz, City Clerk
Corcoran Oversight Board Secretary

MINUTES
CORCORAN OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY OF THE
CORCORAN REDEVELOPMENT AGENCY
REGULAR MEETING
September 28, 2015

The regular session of the Oversight Board for the Successor Agency of the Corcoran Redevelopment Agency was called to order by Chair Lerma, in the City Council Chambers, 1015 Chittenden Avenue, Corcoran, CA at 4:00 P.M.

ROLL CALL

Board members present: Mike Graville, Raymond Lerma, Sidonio Palmerin, Kristin Robinson, Kevin Tromborg, and Richard Valle

Board members absent: Steve Corl

Staff present: Karla Cruz and Kindon Meik

Press present: None

FLAG SALUTE

The flag salute was led by Board Member Valle.

1. PUBLIC DISCUSSION – None

2. APPROVAL OF MINUTES

Following discussion a **motion** was made by Palmerin and seconded by Tromborg to approve the regular meeting minutes of March 23, 2015. Motion carried by the following vote:

AYES: Mike Graville, Raymond Lerma, Sidonio Palmerin, Kevin Tromborg, and Richard Valle

NOES: None

ABSENT: Steve Corl

ABSTAIN: Kristin Robinson

3. STAFF REPORTS

3-A. Following Board discussion a motion was made by Graville and seconded by Valle to approve Resolution No. 2015-03 adopting the Recognized Obligation Payment Schedule (ROPS 15-16B) for the period of January 1, 2016 to June 30, 2016. Motion carried by the following vote:

AYES: Mike Graville, Raymond Lerma, Sidonio Palmerin, Kristin Robinson, Kevin Tromborg, and Richard Valle

NOES: None

ABSENT: Steve Corl

ABSTAIN: None

4. INFORMATION ITEMS – None

ADJOURNMENT

4:19 P.M.

Karla Cruz, City Clerk
Corcoran Oversight Board Secretary

Raymond Lerma
Chair

APPROVED DATE: _____

City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

**STAFF REPORT
ITEM #: 3-A**

MEMO

TO: Oversight Board

FROM: Kindon Meik, City Manager

DATE: January 21, 2016

MEETING DATE: January 26, 2016

SUBJECT: Consider Approval of Resolution No. 2016-01 for ROPS 16-17

RECOMMENDATION: (Voice Vote)

Approve Resolution No. 2016-01 and the Recognized Obligation Payment Schedule (ROPS 16-17) for the period of July 1, 2016 to June 30, 2017.

DISCUSSION:

As part of the dissolution of redevelopment agencies, AB X1 26 and AB 1484 require that the Successor Agency adopt a Recognized Obligation Payment Schedule (ROPS) allocating funds to cover anticipated expenses for the upcoming six (6) month period. Obligations of the Successor Agency must be identified in the ROPS and approved by the Oversight Board.

The ROPS 16-17, as attached, is a schedule of obligations for a one year period beginning on July 1, 2016 through June 30, 2017. The schedule is based on a worksheet template provided to the Corcoran Successor Agency by the Department of Finance. The ROPS 16-17 is to be submitted to the Department of Finance by the beginning of February 2016.

ATTACHMENTS:

Resolution No. 2016-01
ROPS 16-17

City Offices

RESOLUTION NO. 2016-01

**A RESOLUTION OF THE CORCORAN OVERSIGHT BOARD FOR THE
CORCORAN SUCCESSOR AGENCY TO THE
FORMER CORCORAN REDEVELOPMENT AGENCY APPROVING THE
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
FOR THE PERIOD JULY 1, 2016 TO JUNE 30, 2017 (ROPS 16-17)**

WHEREAS, AB X1 26 (“AB 26”) was passed by the California State Legislature on June 15, 2011, signed by the Governor on June 28, 2011, and on February 1, 2012 redevelopment agencies in the state of California were dissolved; and

WHEREAS, AB 1484 was passed by the California State Legislature and signed by the Governor on June 27, 2012 modifying the provisions of AB 26; and

WHEREAS, AB 26 and AB 1484 require the Successor Agency to, among other things, adopt a Recognized Obligation Payment Schedule for every six (6) month period; and

WHEREAS, obligations of the Successor Agency must be included in the Recognized Obligation Payment Schedule (ROPS) before payment can be made; and

WHEREAS, AB 1484 requires the Successor Agency to prepare a Recognized Obligation Payment Schedule for the period of July 1, 2016 to June 30, 2017 to be approved by the Oversight Board and submitted to the California Department of Finance no later than February 1, 2016 or the host agency (City of Corcoran) will receive a penalty of \$10,000 per day until it is received; and

WHEREAS, Health and Safety Codes Section 34177.3(b) stipulates that “successor agencies may create enforceable obligations to conduct the work of winding down the redevelopment agency;” and

WHEREAS, Health and Safety Code Section 34180 requires the actions of the Successor Agency shall first be approved by the Oversight Board.

NOW, THEREFORE, BE IT RESOLVED that the Corcoran Oversight Board for the Corcoran Successor Agency of the Corcoran Redevelopment Agency hereby approves the Recognized Obligation Payment Schedule (ROPS 16-17) for the period July 1, 2016 to June 30, 2017. The schedule is attached hereto and incorporated by reference herein.

BE IT FURTHER RESOLVED that the City Manager of the City of Corcoran, the Successor Agency to the Corcoran Redevelopment Agency, or designee, is hereby authorized to take such actions as are necessary and appropriate to implement this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED by the Oversight Board of the Successor Agency to the Corcoran Redevelopment Agency at a regular meeting this 26th day of January 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Raymond M. Lerma, Chairperson

ATTEST:

Karla Cruz, City Clerk
Corcoran Oversight Board Secretary

CERTIFICATE

**STATE OF CALIFORNIA)
COUNTY OF KINGS) ss.
CITY OF CORCORAN)**

I, KARLA CRUZ, Board Secretary of the Corcoran Successor Agency, do hereby certify the forgoing Resolution of the Corcoran Oversight Board for the Corcoran Successor Agency of the Corcoran Redevelopment Agency was duly passed and adopted at a Regular Meeting of the Oversight Board held on January 26, 2016.

DATED:

Karla Cruz, City Clerk
Corcoran Oversight Board Secretary

Recognized Obligation Payment Schedule (ROPS 16-17) - Summary

Filed for the July 1, 2016 through June 30, 2017 Period

Successor Agency: Corcoran
 County: Kings

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	16-17A Total	16-17B Total	ROPS 16-17 Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding			
A Sources (B+C+D):	\$ -	\$ -	\$ -
B Bond Proceeds Funding	-	-	-
C Reserve Balance Funding	-	-	-
D Other Funding	-	-	-
E Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 426,519	\$ 194,479	\$ 620,998
F Non-Administrative Costs	301,519	69,479	370,998
G Administrative Costs	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E):	\$ 426,519	\$ 194,479	\$ 620,998

Certification of Oversight Board Chairman:
 Pursuant to Section 34177 (o) of the Health and Safety code, I hereby
 certify that the above is a true and accurate Recognized Obligation
 Payment Schedule for the above named successor agency.

Raymond Lerma Chairman, Oversight Board
 Name Title
 /s/ _____
 Signature Date

Corcoran Recognized Obligation Payment Schedule (ROPS 16-17) - ROPS Detail

July 1, 2016 through June 30, 2017

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	16-17A				Q	16-17B				W			
											Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)		RPTTF			Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)		RPTTF					
											Bond Proceeds	Reserve Balance	Other Funds	Non-Admin		Admin	Bond Proceeds	Reserve Balance	Other Funds		Non-Admin	Admin	
											16-17A Total		16-17B Total			16-17A Total		16-17B Total					
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 16-17 Total	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	16-17A Total	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	16-17B Total	
1	2004 Tax Allocation Bonds	Bonds Issued On or Before	11/15/2004	12/1/2034	U.S. Bank	Bonds issued for non-housing projects		\$ 4,387,893	N	\$ 620,998				\$ 301,519	\$ 125,000	\$ 426,519				\$ 69,479	\$ 125,000	\$ 194,479	
3	Contract for Consulting Services	Professional Services	11/1/2010	6/30/2016	The Criscom Company	Economic Development Services		84,000	N	84,000				298,604	42,000	298,604				68,604	42,000	68,604	
4	Trustee Services/2004 Bonds	Fees	11/1/2004	12/1/2034	U.S. Bank	Trustee Fees		57,000	N	2,915				2,915		2,915							
5	Continuing Disclosure/2004 Bonds	Fees	6/27/2005	6/27/2035	Urban Futures	Continuing Disclosure		15,750	N	875											875	875	
8	City Admin Costs	Admin Costs	1/1/2015	12/31/2015	City of Corcoran	Successor Agency Cost		166,000	N	166,000					83,000	83,000						83,000	83,000
11	Municipal Continuing Disclosure/Continuing Disclosure 2004	Fees	11/1/2014	6/27/2035	NHA Advisors	SEC & MSRB disclosure requirements and financial advising			N														
14									N	\$ -						\$ -						\$ -	
15									N	\$ -						\$ -						\$ -	
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**STAFF REPORT
ITEM #3-B**

MEMORANDUM

TO: Corcoran Oversight Board
FROM: Kindon Meik, City Manager
DATE: January 21, 2016 **MEETING DATE:** January 26, 2016
SUBJECT: Resolution No. 2016-02 approving an amended Corcoran Successor Agency Long Range Property Management Plan.

Recommendation:

Approve Resolution No. 2016-02 approving an amended Corcoran Successor Agency Long Range Property Management Plan.

Discussion:

With the state mandated dissolution of redevelopment agencies and the adoption of AB 1484, the Successor Agency of the Corcoran Redevelopment Agency was required to develop a Long Range Property Management Plan (LRPMP) governing the use and “disposition of the real property assets of the former redevelopment agency”. The LRPMP was approved by the Department of Finance in May 2015.

In September 2015, the Governor signed SB 107 which, in part, allows the Successor Agency to retain public parking lots. As such, the Successor Agency proposes the following changes to the LRPMP:

<u>Current LRPMP</u>	<u>Permissible Use</u>	<u>Permissible Use Detail</u>
840 Whitley Ave.	Future Development	SA will reach agreement with taxing entities for transfer of land to SA.
<u>Amended LRPMP</u>	<u>Permissible Use</u>	<u>Permissible Use Detail</u>
840 Whitley Ave.	Government Use	City Hall/downtown parking

Attachment:

Resolution No. 2016-02
Site location map
Long Range Property Management Plan

RESOLUTION NO. 2016-02

**A RESOLUTION OF THE CORCORAN OVERSIGHT BOARD FOR THE
CORCORAN SUCCESSOR AGENCY TO THE FORMER CORCORAN
REDEVELOPMENT AGENCY APPROVING AN AMENDED LONG RANGE
PROPERTY MANAGEMENT PLAN**

WHEREAS, the Corcoran Successor Agency has prepared a Long Range Property Management Plan, which identifies each of the real property assets of the former Corcoran Redevelopment Agency, including the Agency's preferred method of disposing of those assets pursuant to the AB 1484 Section 34191.5; and

WHEREAS, on March 23, 2015, The Oversight Board of the Successor Agency to the Corcoran Redevelopment Agency, at a noticed public meeting, reviewed and approved the City of Corcoran Successor Agency Long Range Property Management Plan for the disposition of real property assets of the former Corcoran Redevelopment Agency; and

WHEREAS, the Department of Finance approved the Corcoran Long Range Property Management Plan in May 2015; and,

WHEREAS, in September 2015, the Governor signed SB 107 which, in part, allows for the transfer of public parking lots to the Successor Agency with the intent that they will be retained for public use; and,

NOW, THEREFORE, BE IT RESOLVED that the Corcoran Oversight Board for the Corcoran Successor Agency of the Corcoran Redevelopment Agency hereby finds, determines, resolves and orders as follows:

- Section 1. The above recitals are true and correct, and are a substantive part of this Resolution.
- Section 2. The Corcoran Successor Agency Long Range Property Management Plan as amended is hereby approved in the form set forth in Exhibit "1" attached hereto and incorporated by reference.
- Section 3. The staff and Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution.

PASSED, APPROVED, AND ADOPTED by the Oversight Board of the Successor Agency to the Corcoran Redevelopment Agency at a regular meeting this 26th day of January 2016, by the following vote:

AYES: Members:

NOES: Members:

ABSENT: Members:

ABSTAIN: Members:

APPROVED:

Raymond M. Lerma, Chairperson

ATTEST:

Karla Cruz, City Clerk
Corcoran Oversight Board Secretary

CERTIFICATE

**STATE OF CALIFORNIA)
COUNTY OF KINGS) ss.
CITY OF CORCORAN)**

I, KARLA CRUZ, Board Clerk of the Corcoran Successor Agency, do hereby certify the forgoing Resolution of the Corcoran Oversight Board for the Corcoran Successor Agency of the Corcoran Redevelopment Agency was duly passed and adopted at a Regular Meeting of the Oversight Board held on January 26, 2016.

DATED: January 26, 2016

Karla Cruz, Board Clerk
Corcoran Oversight Board Secretary



LONG RANGE PROPERTY MANAGEMENT PLAN

No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	SALE OF PROPERTY (if applicable)		Purpose for which property was acquired	Lot Size	Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	Other Prop
												Proposed Sale Value	Proposed Sale Date											
HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY (if applicable)		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)	HSC 34191.5 (c)(1)(H)							
1	840 Whitley	030-204-001	Parking Lot/Structure	Governmental Use	Distribute to Taxing Entities	City Hall/downtown parking	09/01/2002	\$25,401	\$26,136	09/15/2014	Agency Estimate	N/A	N/A	Public parking	0.25 Acres	Downtown Commercial	\$26,136	\$0	No	No	No	No	No	
2	1020 Chittenden	030-213-009	Parking Lot/Structure	Governmental Use	N/A	Superior court/regional accounting office parking	05/15/1989	\$95,353	\$58,545	09/15/2014	Agency Estimate	N/A	N/A	Public parking	0.56 Acres	Downtown Commercial	\$58,545	\$0	No	No	No	No	No	
3	1099 Otis	030-203-002	Public Building	Governmental Use	N/A	Amtrak depot/transit hub	06/30/2000	\$938,022	\$1,190,887	09/15/2014	Book	N/A	N/A	Property acquired to construct Amtrak Station and City transit hub	2.15 Acres	Heavy Industrial	\$224,770	\$0	No	No	No	No	No	
4	1015 Chittenden	030-201-007	Public Building	Governmental Use	N/A	City hall/council chambers renovation	N/A	Building renovation	\$1,213,462	09/15/2014	Book	N/A	N/A	\$2,407,666 was used to renovate city hall and council chambers in 1997	0.19 Acres	Downtown Commercial	\$19,863	\$0	No	No	No	No	No	
5	1033 Chittenden	030-201-011	Public Building	Governmental Use	N/A	City hall/council chambers renovation	N/A	Building renovation	\$303,366	09/15/2014	Book	N/A	N/A	\$2,407,666 was used to renovate city hall and council chambers in 1997	0.045 Acres	Downtown Commercial	\$4,704	\$0	No	No	No	No	No	
6	Roadway/Walkway Improvements	N/A	Roadway/Walkway	Governmental Use	N/A	Roadway/walkway improvements	N/A	N/A	N/A	09/15/2014	Agency Estimate	N/A	N/A	\$1,067,592 used for street and sidewalk improvements in 2003	N/A	N/A	N/A	\$0	No	No	No	No	No	
7	Whitley/Pickerell Retail Project - 1003 Pickerell	034-170-002	Vacant Lot/Land	Fulfill Enforceable Obligation	N/A	OB Resolution No. 13-03 established a finding that a \$2,000,000 loan from the City of Corcoran to the Corcoran RDA was used for legitimate redevelopment purposes to purchase the Whitley/Pickerell parcels and is therefore an enforceable obligation. The City requests to retain the land in lieu of repayment of the loan.	08/03/2011	\$30,555	\$14,636	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development project	0.14 Acres	Service Commercial	\$14,636	\$0	No	No	No	No	Yes	
8	Whitley/Pickerell Retail Project - 1007 Pickerell	034-170-003	Vacant Lot/Land	Fulfill Enforceable Obligation	N/A	OB Resolution No. 13-03 established a finding that a \$2,000,000 loan from the City of Corcoran to the Corcoran RDA was used for legitimate redevelopment purposes to purchase the Whitley/Pickerell parcels and is therefore an enforceable obligation. The City requests to retain the land in lieu of repayment of the loan.	01/28/2011	\$30,455	\$14,636	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development project	0.14 Acres	Service Commercial	\$14,636	\$0	No	No	No	No	Yes	
9	Whitley/Pickerell Retail Project - 1015 Pickerell	034-170-004	Vacant Lot/Land	Fulfill Enforceable Obligation	N/A	OB Resolution No. 13-03 established a finding that a \$2,000,000 loan from the City of Corcoran to the Corcoran RDA was used for legitimate redevelopment purposes to purchase the Whitley/Pickerell parcels and is therefore an enforceable obligation. The City requests to retain the land in lieu of repayment of the loan.	12/16/2011	\$352,914	\$67,954	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development project	0.65 Acres	Service Commercial	\$67,954	\$0	No	No	No	No	Yes	
10	Whitley/Pickerell Retail Project - 518 Whitley	034-170-005	Vacant Lot/Land	Fulfill Enforceable Obligation	N/A	OB Resolution No. 13-03 established a finding that a \$2,000,000 loan from the City of Corcoran to the Corcoran RDA was used for legitimate redevelopment purposes to purchase the Whitley/Pickerell parcels and is therefore an enforceable obligation. The City requests to retain the land in lieu of repayment of the loan.	01/09/2011	\$91,671	\$35,545	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development project	0.34 Acres	Service Commercial	\$35,545	\$0	No	No	No	No	Yes	
11	Whitley/Pickerell Retail Project - 568 Whitley	034-170-012	Vacant Lot/Land	Fulfill Enforceable Obligation	N/A	OB Resolution No. 13-03 established a finding that a \$2,000,000 loan from the City of Corcoran to the Corcoran RDA was used for legitimate redevelopment purposes to purchase the Whitley/Pickerell parcels and is therefore an enforceable obligation. The City requests to retain the land in lieu of repayment of the loan.	12/13/2010	\$285,492	\$87,817	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development project	0.84 Acres	Service Commercial	\$87,817	\$0	No	No	No	No	Yes	
12	Whitley/Pickerell Retail Project - 574 Whitley	034-170-013	Vacant Lot/Land	Fulfill Enforceable Obligation	N/A	OB Resolution No. 13-03 established a finding that a \$2,000,000 loan from the City of Corcoran to the Corcoran RDA was used for legitimate redevelopment purposes to purchase the Whitley/Pickerell parcels and is therefore an enforceable obligation. The City requests to retain the land in lieu of repayment of the loan.	01/09/2011	\$324,928	\$101,408	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development project	0.97 Acres	Service Commercial	\$101,408	\$0	No	No	No	No	Yes	
13	Whitley/Pickerell Retail Project - 500 Whitley	034-170-019	Vacant Lot/Land	Fulfill Enforceable Obligation	N/A	OB Resolution No. 13-03 established a finding that a \$2,000,000 loan from the City of Corcoran to the Corcoran RDA was used for legitimate redevelopment purposes to purchase the Whitley/Pickerell parcels and is therefore an enforceable obligation. The City requests to retain the land in lieu of repayment of the loan.	12/13/2010	\$352,735	\$93,044	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development project	0.89 Acres	Service Commercial	\$93,044	\$0	No	No	No	No	Yes	
14	Whitley/Pickerell Retail Project	034-170-020	Vacant Lot/Land	Fulfill Enforceable Obligation	N/A	OB Resolution No. 13-03 established a finding that a \$2,000,000 loan from the City of Corcoran to the Corcoran RDA was used for legitimate redevelopment purposes to purchase the Whitley/Pickerell parcels and is therefore an enforceable obligation. The City requests to retain the land in lieu of repayment of the loan.	05/11/2010	\$451,168	\$754,650	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development project	16.77 Acres	Residential (R-1)	\$754,650	\$0	No	No	No	No	Yes	
15	Whitley/Gardner Parcels	030-192-012	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	Proceeds from the sale of the property will be distributed to the taxing entities	10/28/2010		\$17,772	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development	0.17 Acres	Service Commercial	\$17,772	\$0	No	No	No	No	No	
16	Whitley/Gardner Parcels	030-192-013	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	Proceeds from the sale of the property will be distributed to the taxing entities	10/28/2010	Land swap	\$54,363	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development	0.52 Acres	Service Commercial	\$54,363	\$0	No	No	No	No	No	
17	Whitley/Gardner Parcels	030-192-014	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	Proceeds from the sale of the property will be distributed to the taxing entities	10/28/2010		\$18,818	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development	0.18 Acres	Service Commercial	\$18,818	\$0	No	No	No	No	No	

