

**AGENDA**  
**OVERSIGHT BOARD**  
**TO THE SUCCESSOR AGENCY TO THE ANTIOCH DEVELOPMENT AGENCY**

**ANTIOCH COUNCIL CHAMBERS**  
**THIRD & "H" STREETS**

**December 22, 2015 at 6:00 PM**

**Board Members:**

Brian Kalinowski, Chair  
Martha Parsons, Vice Chair  
Keith Archuleta  
Tim Forrester  
David Fraser  
Robert Kratochvil  
Forrest Ebbs

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

**ITEMS**

**1. ANNOTATED AGENDA FOR November 9, 2015**

**Action:** Motion to approve the Annotated Agenda.

STAFF REPORT

**2. LONG RANGE PROPERTY MANAGEMENT PLAN OF THE SUCCESSOR AGENCY TO THE ANTIOCH DEVELOPMENT AGENCY**

**Action:** Motion to adopt a Resolution Approving an Amended Long Range Property Management Plan and Matrix

STAFF REPORT

**ORAL COMMUNICATIONS**

**WRITTEN COMMUNICATIONS**

**BOARD REPORTS**

**ADJOURNMENT**

### **Notice of Availability of Reports**

**This agenda is a summary of the actions proposed to be taken by the Oversight Board to the Successor Agency to the Antioch Development Agency. Materials provided regarding the agenda items will be available at the following website: <http://www.ci.antioch.ca.us/citygov/oversight/default.htm> or at the City of Antioch Community Development Department located on the 2<sup>nd</sup> floor of City Hall, 3<sup>rd</sup> and H Streets, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee). The meetings of the Oversight Board are accessible to those with disabilities. Auxiliary aides will be made available upon advance request for persons with hearing or vision disabilities at (925) 779-7009 or TDD (925) 779-7081.**

**REPORT TO THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO  
THE ANTIOCH DEVELOPMENT AGENCY FOR CONSIDERATION AT THE  
MEETING OF DECEMBER 22, 2015**

Prepared By: Cheryl Hammers, Development Services Technician

Date: December 16, 2015

Subject: Annotated Agenda Approval

**RECOMMENDED ACTION**

Motion to approve the annotated agenda from the meeting of November 9, 2015.

**DISCUSSION**

The annotated agenda from the meeting of the Oversight Board on November 9, 2015 is attached for review and approval of the Board.

**ATTACHMENT**

A. Annotated agenda from the meeting of November 9, 2015

**ANNOTATED  
AGENDA  
OVERSIGHT BOARD  
TO THE SUCCESSOR AGENCY TO THE ANTIOCH DEVELOPMENT AGENCY  
ANTIOCH COUNCIL CHAMBERS  
THIRD & "H" STREETS  
November 9, 2015 at 6:00 PM**

Board Members:

Brian Kalinowski, Chair  
Martha Parsons, Vice Chair  
Keith Archuleta (**arrived at 6:01 p.m.**)  
Tim Forrester  
David Fraser  
Robert Kratochvil (**absent**)  
Forrest Ebbs

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

**ITEMS**

**1. ANNOTATED AGENDA FOR SEPTEMBER 21, 2015**

**Action:** Motion to approve the Annotated Agenda. ***APPROVED; 5/0***

**2. TRANSFER OF SUCCESSOR AGENCY GOVERNMENT PURPOSE PROPERTIES TO THE CITY OF ANTIOCH FOR CONTINUED GOVERNMENT PURPOSE USES**

1. **Action:** Motion to adopt a Resolution directing the transfer of 14 Government Purpose parking lots from the Successor Agency to the City of Antioch; ***RESOLUTION NO. 2015-03; 6/0***
2. **Action:** Motion to adopt a Resolution directing the transfer of one Government Purpose lot, housing both The Lynn House and Roswell Butler Hard House, from the Successor Agency to the City of Antioch. ***RESOLUTION NO. 2015-04; 6/0***

**ORAL COMMUNICATIONS**

## **WRITTEN COMMUNICATIONS**

### **BOARD REPORTS**

### **ADJOURNMENT** (6:06 p.m.)

#### **Notice of Availability of Reports**

This agenda is a summary of the actions proposed to be taken by the Oversight Board to the Successor Agency to the Antioch Development Agency. Materials provided regarding the agenda items will be available at the following website: <http://www.ci.antioch.ca.us/citygov/oversight/default.htm> or at the City of Antioch Community Development Department located on the 2<sup>nd</sup> floor of City Hall, 3<sup>rd</sup> and H Streets, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Thursday for inspection and copying (for a fee). The meetings of the Oversight Board are accessible to those with disabilities. Auxiliary aides will be made available upon advance request for persons with hearing or vision disabilities at (925) 779-7009 or TDD (925) 779-7081.

**REPORT TO THE OVERSIGHT BOARD  
Of THE SUCCESSOR AGENCY TO THE  
ANTIOCH DEVELOPMENT AGENCY**

**DATE:** Special Meeting of December 22, 2015

**TO:** Honorable Chair and Oversight Board Members

**SUBMITTED BY:** Steve Duran, Executive Director

**SUBJECT:** Approval of Amended Long Range Property Management Plan

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**RECOMMENDED ACTION**

It is recommended that the Oversight Board adopt the attached Resolution approving the Long Range Property Management Plan (the "Property Management Plan" or "PMP") of the Successor Agency to the Antioch Development Agency adding the attached "Matrix" that amends and summarizes the PMP, and authorize the Executive Director or his designee to submit the approved amended PMP to the California Department of Finance (DOF) for final approval.

**DISCUSSION**

As part of the dissolution of the Antioch Development Agency (ADA), the Successor Agency must complete certain statutory requirements, one of which is to submit a Long Range Property Management Plan (PMP) to the California Department of Finance (DOF) for approval. The initial PMP was approved by the Oversight Board and submitted to DOF in July 2014.

Prior to the DOF considering and approving the PMP, the DOF must issue a Finding of Completion (FOC) regarding any payments currently required by the Successor Agency. The FOC was issued on December 11, 2015 and City staff and consultants have been working with DOF staff to ensure the PMP is acceptable. The PMP needs to be approved by the DOF by December 31, 2015 to be valid and allow the Successor Agency to implement the PMP, otherwise the Successor Agency will lose control of the non-governmental properties, which would have to be sold immediately.

The attached spreadsheet matrix ("Matrix") (Attachment A, Exhibit 2) is a summary of the land uses and other information as contained in the original PMP previously approved by this Board, and contains minor changes to the PMP and additional information that is being required by the DOF before they will approve it. Adoption of the attached Resolution approves the Amended PMP as summarized in the Matrix and notes that in the event of a discrepancy between the PMP and the Matrix, the Matrix shall govern.

**ATTACHMENT**

- A. Resolution Approving the Amended PMP and Matrix**
  - Exhibit 1 to the Resolution - Long Range Property Management Plan**
  - Exhibit 2 to the Resolution - Matrix Summarizing the PMP**

OB RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR  
AGENCY OF THE ANTIOCH DEVELOPMENT AGENCY OF THE CITY OF  
ANTIOCH APPROVING  
AN AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN AND  
MATRIX PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to ABx1 26 enacted in June 2011 (as amended by AB 1484 enacted in June 2012, the "Dissolution Law"), the Antioch Development Agency of the City of Antioch (the "Dissolved RDA") was dissolved as of February 1, 2012, and the City of Antioch, acting in a separate limited capacity and known as the Successor Agency of the Antioch Development Agency of the City of Antioch, has elected to serve as the successor agency (the "Successor Agency") of the Dissolved RDA; and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), as added by the Dissolution Law, the Successor Agency is a separate legal entity from the City of Antioch (the "City"); and

WHEREAS, the City Council (the "City Council") of the City serves in a separate capacity as the governing board of the Successor Agency; and

WHEREAS, the Successor Agency is charged with paying the enforceable obligations, disposing of the properties and other assets, and unwinding the affairs of the Dissolved RDA; and

WHEREAS, an oversight board for the Successor Agency (the "Oversight Board") has been formed and is functioning in accordance with Health and Safety Code Section 34179; and

WHEREAS, the City Council of the City of Antioch (the "City Council") adopted the Redevelopment Plan for the Antioch Redevelopment Project Area 1 by Ordinance No.290 C.S. dated July 15, 1975 (Redevelopment Plan) and amended from time to time thereafter; and

WHEREAS, the City Council of the City of Antioch (the "City Council") adopted the Redevelopment Plan for the Antioch Redevelopment Project Area 2 by Ordinance No.584 C.S. dated July 17, 1984 (Redevelopment Plan) and amended from time to time thereafter; and

WHEREAS, the City Council of the City of Antioch (the "City Council") adopted the Redevelopment Plan for the Antioch Redevelopment Project Area 3 by Ordinance No.660 C.S. dated December 30, 1986 (Redevelopment Plan) and amended from time to time thereafter; and

WHEREAS, the City Council of the City of Antioch (the "City Council") adopted the Redevelopment Plan for the Antioch Redevelopment Project Area 4 by Ordinance No.752 C.S. dated July 11, 1989 (Redevelopment Plan) and amended from time to time thereafter; and

WHEREAS, the Dissolved ADA acquired certain properties (the "Properties") for redevelopment with uses consistent with, and for projects identified in, the Redevelopment Plans; and

WHEREAS, the Successor Agency has received a "Finding of Completion" from the California Department of Finance (the "DOF") pursuant to Health and Safety Code Section 34179.7, confirming that the Successor Agency had made specified required payments under the Dissolution Law; and

WHEREAS, the Successor Agency is submitting to the Oversight Board for review and approval a Long-Range Property Management Plan (the "PMP") and matrix summary (the "Matrix"), which amends the PMP to conform to DOF requirements; and

WHEREAS, in accordance with Health and Safety Code Section 34191.5, the Successor Agency has prepared a PMP and Matrix, a copy of which is attached to this Resolution (Exhibit 1 and 2); and

WHEREAS, the PMP provides for the disposition and use of the Properties in a manner consistent with and to implement projects identified in the Redevelopment Plans; and

WHEREAS, because of such proposed disposition and use, the PMP calls for the disposition of certain properties for which the City of Antioch shall enter into a Compensation Agreement, or Compensation Agreements, for properties referenced as "Future Development" in the PMP, with taxing entities in accordance with the Redevelopment Plans and the PMP, upon approval of the PMP by the Oversight Board and the DOF; and

WHEREAS, in accordance with Health and Safety Code Section 34181(a) the PMP calls for the transfer of the Governmental Use Properties to the City for continued use for governmental purposes; and

WHEREAS, the Successor Agency has determined that the approval of the PMP is exempt from the California Environmental Quality Act pursuant to Section 15061(B)(3) which exempts projects under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and the Successor Agency has determined with certainty that there is no possibility that the adoption of the LRPMP will have a significant effect on the environment; and

WHEREAS, the report from the staff of the City as Successor Agency (the " Report") accompanying this Resolution contains additional information and analysis upon which the findings and actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board of the Successor Agency hereby finds that the above Recitals are true and correct, and together with the Report and other information provided by the Successor Agency staff and the public, form the basis for the findings and actions set forth in this Resolution.



BE IT FURTHER RESOLVED that the Successor Agency Executive Director or his or her designee is hereby authorized and directed to file appropriate notice with respect to this Resolution and the actions set forth in this Resolution in accordance with the applicable provisions of CEQA.

BE IT FURTHER RESOLVED that the Oversight Board hereby approves the PMP and the Matrix in the form on file attached to this Resolution and on file with the Successor Agency Secretary and notes that in the event of a discrepancy between the PMP and the Matrix, then Matrix shall govern.

BE IT FURTHER RESOLVED that the Successor Agency Executive Director or the Executive Director's designee can make non-substantive changes to effectuate the Department of Finances approval of the PMP.

BE IT FURTHER RESOLVED that the Oversight Board hereby directs the Successor Agency to transfer the Governmental Use Properties to the City in accordance with the PMP.

BE IT FURTHER RESOLVED, the Oversight Board hereby directs the Successor Agency Executive Director, or the Executive Director's designee, acting on behalf of the Successor Agency to provide written notice and information about this Resolution to the California Department of Finance in accordance with Health and Safety Code Section 34179(h). The actions set forth in this Resolution shall be subject to effectiveness in accordance with Health and Safety Code 34179(h).

ADOPTED \_\_\_\_\_, 2015 by the Oversight Board to the Successor Agency of the Antioch Development Agency of the City of Antioch by the following vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Chair



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LAND USE ANALYSIS & STRATEGIES

## **Long Range Property Management Plan**

*Successor Agency to the Antioch Development Agency*

June 2014

**I. BACKGROUND**

Pursuant to Health and Safety Code sections 34177(e) and 34181(a) a successor agency is required to dispose of all assets and properties of a former redevelopment agency that were funded by tax increment revenues of the subject dissolved redevelopment agency. This document is intended to address Section 34191.4(a) and 34191.5 (a) of Assembly Bill 1484 (AB 1484) and related requirements for preparation of a Long Range Property Management Plan (“Plan”) related to the real property assets of the former Antioch Development Agency (“Former Agency”), which have been transferred to the Antioch Successor Agency (Agency or “Successor Agency”). The Plan identifies existing Agency real property assets (e.g. land, buildings, etc.) and sets forth a strategy for the appropriate retention and disposition of such assets in accordance with the provisions of AB 1484, including recommended actions to be undertaken by the Successor Agency to position the subject assets for disposition in a logical and systematic manner so as to enhance the disposition value of the subject assets.

**II. SUMMARY OF PROPOSED REAL PROPERTY ASSET RETENTION AND DISPOSITION ACTIONS**

This Long Range Property Management Plan (Plan) sets forth a proposed strategy and plan for retention and disposition of certain identified Successor Agency-owned real property assets within the City of Antioch, California (City).

**A. Retention of Real Property for Government Use**

The properties listed in Table 1 (Property No’s 1 through 4) were transferred to the City of Antioch in March of 2011 because such properties, which were originally acquired by the Former Agency, have been continually dedicated for public use. The State Department of Finance (DOF) has already approved the transfer of properties 1 through 4 to the City.

<b>Table 1 – Properties to be Retained for Government Use – Approved</b>			
Property No.	APN	Address	Existing Use
1	066-010-006	L Street/Marina Plaza	City of Antioch Municipal Boat Launch Facility
2	066-010-007	L Street/Marina Plaza	City of Antioch Municipal Boat Launch Facility
3	066-010-014	W. First Street	Amtrak Train Station/Public Bus Stop
4	066-020-010	Foot of H Street	Public Access- pier at Riverview Lodge

The proposed disposition plan objective is to recognize that the transfer of the real property assets listed in Table 2 (Property No's 5 through 19 below) to the City for continued dedicated governmental use, represents an authorized transfer under AB 26 and AB 1484.

<b>Table 2 – Properties to be Retained for Government Use – Proposed Government Use</b>			
Property No.	APN	Address	Existing Use / Proposed Government Use
5	066-052-003	Second Street (NW Corner at E St)	Senior Center parking lot
6	066-053-002	W. Third Street	Nick Rodriguez Community Center parking lot
7	066-061-009	I Street (3rd-4th, West side)	Partially improved parking lot
8	066-061-010	W. Third Street	Partially improved parking lot
9	066-062-016	W. Third Street	Public parking lot
10	066-071-005	W. Second Street	City Hall parking lot and patron parking for the El Campanil Theatre
11	066-072-020	608 W. Third Street	City Hall parking lot
12	066-082-005	101 I Street	Waldie Park Plaza parking lot

13	066-082-006	I Street	Waldie Park Plaza parking lot
14	066-082-007	I Street	Waldie Park Plaza parking lot
15	066-091-015	809 W. First Street	Lynn/Hard House Arts & Cultural Foundation
16	066-107-001	308 I Street	City Hall parking lot
17	066-107-003	314 I Street	City Hall parking lot
18	066-107-010	807 W. Third Street	City Hall parking lot
19	066-107-011	302 W. I Street	City Hall parking lot

**B. Disposition (Sale) of Real Property**

The Plan proposes that the properties listed in Table 3, (Properties 20 through 22 below), be positioned for disposition by the Successor Agency. The proposed disposition plan objective is to sell the subject property for private development, consistent with the existing City General Plan and zoning ordinance land use designations, through a Request for Proposals and Offer (RFPO) process, which is further described later in this Plan. The sale proceeds from the disposition will be sent to the Contra Costa County Auditor-Controller for distribution to the taxing entities.

<b>Table 3 – Properties Proposed for Disposition</b>			
Property No.	APN	Address	Existing Use
20	066-051-001	F Street, west of Antioch monument	Vacant parcel
21	066-051-002	500 W. Second Street	Vacant parcel
22	066-092-014	W. Second Street	Vacant parcel

**C. Retention of Properties for Future Use**

The Plan proposes that the properties listed in Table 4, (Properties 23 - 25), be retained by the Successor Agency for future disposition and development. The proposed Plan objective is to retain the properties for future disposition (sale) for private development consistent with the existing City General Plan and zoning ordinance, the former Redevelopment Plan, the Former Agency's Five Year Implementation Plan, and other planning and feasibility documents developed by the Former Agency (referred to as the "Plans").

<b>Table 4 – Property Proposed for Retention and Future Disposition Actions</b>			
<b>Property No.</b>	<b>APN</b>	<b>Address</b>	<b>Existing Use / Proposed Use</b>
23	066-092-001	801 W. Second Street	Vacant parcel
24	065-010-006	209 Fulton Shipyard Road	Vacant parcel
25	066-102-010	Prospects Way	Vacant parcel

The remainder of this Plan provides details on each of the properties by asset category.

**III. REAL PROPERTY ASSETS****A. Former Agency-Owned Real Property Assets**

Health & Safety Code sections 34177(e) and 34181(a) require that the Successor Agency designate each of the Former Agency-owned real property assets by one of the following categories:

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

Attachment A contains a complete documentation of parcels, including their Plan designation number as well as the designation number previously utilized in the Property

Conveyance Agreement, Oversight Board Resolution 2012-5, and subsequent correspondence between the Successor Agency and DOF. The new numbering makes no changes to properties 1 through 19 and affects only the numbering of the original properties 20-25.

Attachment B contains a property data table describing the real property assets of the Agency. For each of these subject properties the table includes, but is not limited to, the following information:

1. Date of purchase, value of property (estimated) at time of purchase;
2. Purpose of the property acquisition;
3. Parcel data including address, size, zoning, General Plan designation;
4. Estimate of the current value or appraised value;
5. Estimate of revenue generated from use of property and contractual requirements (e.g. lease, etc.);
6. Any history of environmental contamination and / or remediation;
7. Development potential / planning objectives; and
8. Any previous development proposals, rental or lease agreements, other contracts

As part of the dissolution of the Former Agency, Health and Safety Code Section 34167.5 requires the State Controller to review the activities for the Former Agency to determine if assets were transferred between the Former Agency and the City after January 1, 2011. The State Controller may order the reversal of any and all ineligible transfers of assets, including real and personal property, cash, accounts, receivable, deeds of trusts and mortgages, contract rights and any rights of payment of any kind. One of the permissible reasons that an asset transfer may have been made, and would not be subject to reversal, is if the property was constructed and used for a governmental purpose (H&S Section 34177(e) (3), Section 34181(a). Following discussion with the State Controller's office, the City transferred 21 of the 25 parcels back to the Successor Agency (book transfer only); the Controller's office released a draft report on October 2, 2013 and a final report on February 26, 2014 regarding the asset review for the parcels included in this report.

**1. Governmental Purpose Properties**

On March 9, 2011, the Former Agency and the City entered into a Property Conveyance Agreement transferring 25 properties to the City; of these 25 properties, 6 were identified as the equivalent of properties to be sold or retained for future use, while the remaining 19 properties were considered in public use at the time. On August 20, 2012 the Oversight Board adopted Resolution OB 2012-05 approving the prior transfer of the 19 parcels of land that were and are currently used for governmental purposes. The Successor Agency and Oversight Board determined that the first 19 properties: 1) were purchased and used for a governmental purpose; 2) had a nominal market value; and 3) were not suitable for disposition (sale) to a third party for private development given their public use. The DOF has disputed the transfer of properties 5 through 19 as not being for governmental use, as discussed in greater detail later in this Plan, a decision that the Successor Agency and the Oversight Board continue to dispute.

<b>Table 5 – List of Assets and Properties Initially Transferred to City of Antioch</b>				
<b>"Original" Property No.</b>	<b>APN</b>	<b>Date of Purchase<sup>1</sup></b>	<b>Source of Funding<sup>1</sup></b>	<b>Existing Use</b>
1	066-010-006	11/20/1989	tax increment	Municipal Boat Launch Facility
2	066-010-007	11/20/1989	tax increment	Municipal Boat Launch Facility
3	066-010-014	08/15/1988	tax increment	Amtrak Train Station/Public Bus Stop
4	066-020-010	11/2/1989	tax increment	Public Access- pier at Riverview Lodge
5	066-052-003	02/18/1988	tax increment	Senior Center parking lot
6	066-053-002	03/19/1986	City Funds	Nick Rodriguez Community Center parking lot
7	066-061-009	05/6/1983	tax increment	Partially improved parking lot
8	066-061-010	05/6/1983	tax increment	Partially improved parking lot
9	066-062-016	01/29/1988	tax increment	Public parking lot
10	066-071-005	12/01/1980	tax increment	City Hall parking lot and patron parking for the El Campanil Theatre
11	066-072-020	12/19/1980	tax increment	City Hall parking lot



12	066-082-005	11/20/1989	tax increment	Waldie Park Plaza parking lot
13	066-082-006	11/20/1989	tax increment	Waldie Park Plaza parking lot
14	066-082-007	11/20/1989	tax increment	Waldie Park Plaza parking lot
15	066-091-015	10/3/1989	tax increment	Lynn House/Hard House
16	066-107-001	04/10/1987	tax increment	City Hall parking lot
17	066-107-003	NA	tax increment	City Hall parking lot
18	066-107-010	09/24/1987	tax increment	City Hall parking lot
19	066-107-011	02/18/1988	tax increment	City Hall parking lot
20*	065-010-006	11/24/1987	tax increment	Vacant parcel

*Note 1: Purchase date and funding source information reflects best information available, based on title reports and insight from City staff as of August, 2013.*

*\* This property was subsequently re-numbered as Property #24 (Rodger's Point) in the Plan.*

Real property assets listed in Table 5 above were acquired by the Agency for, and continually dedicated to, public use. (Please note that Property 20 was subsequently re-numbered as Property #24 (Rodger's Point) and is now proposed for Retention for Future Use.) Dating back to 1957, City Resolution 1477-A provided for the acquisition of certain parcels within Downtown to create off-street parking in order to facilitate private development that could rely on these publicly-owned parcels to satisfy their parking requirements. In the decades that followed the City acquired a series of parcels to serve this purpose, and many of the properties listed in Table 4 are zoned "P: Exclusive Parking District," for which the only allowable use is public parking. Attachment C contains parcel maps for properties 5-19. Photos for select properties are also included in that attachment.

- **Property Nos. 1 and 2 (Municipal Boat Launch)** comprise approximately 4.60 acres and 0.42 acres, respectively; together, these parcels are used for the City's municipal boat launch facility.
- **Property No 3 (Amtrak Stop)** is a narrow parcel located along the north side of First Street between K Street and I Street. It is 1.10 acres and is used as the Amtrak Station and public bus stop. Amtrak's lease dates back to 1990, (with the original lessee

being the Atchison, Topeka, and Santa Fe Railway); there is also a natural gas pipeline easement.

- **Property No 4 (City Fishing Pier)** fronts the San Joaquin Delta, at the foot of Waldie Park Plaza. It is a public access parcel and contains the pier at Riverview Lodge. This parcel, which contains the City's fishing pier, is 0.28 acres in size.
- **Property No. 5 (Senior Center Parking Lot)** is nearly one-half acre in size and is currently zoned P: Exclusive Parking District. It is used as a public parking lot for the Senior Center during the day for employees, members, and volunteers. Located at the northwest corner of Second Street and E Street, this property also abuts the railroad. In 2002 a 10-foot easement for a natural gas pipeline was placed across the property. The exact location of the easement is unknown but presumably is within the 40-foot ROW of the Railroad. In addition, this parcel would require an ALTA/ACSM survey, (to review and insure title), prior to the issuance of any policy of title insurance.
- **Property No. 6 (Nick Rodriguez Parking)** is located at the northwest corner of Third Street and H Street. It is nearly one-fourth of an acre and is zoned P: Exclusive Parking District. This parcel is currently used as the parking lot for the Nick Rodriguez Community Center. There is a 10-foot right of way (ROW) easement for pedestrian, animal, and vehicular traffic that travels across the northern portion of the parcel. The title report for this parcel includes an agreement dating back to 1958 associated with the sale, for \$1, by Wells Fargo Bank to the City of Antioch for the entire block bounded by F Street, G Street, and Second Street and Third Street. The agreement states that the land be used for off-street parking for motor vehicles; the agreement further stipulates that, should the City or subsequent owners ever cease to use the land for anything other than public parking, the land should revert to a public street or land reserved for the installation of utility lines. In addition, this parcel would require an ALTA/ACSM survey, (to review and insure title), prior to the issuance of any policy of title insurance.
- **Property Nos. 7 and 8 (Adjacent to Showboat Building)** contain a 0.392-acre and 0.184-acre parcel, respectively. Property No. 7 is an L-shaped parcel fronting I

Street, in between Third Street and Fourth Street; Property No. 8 is an irregularly shaped interior parcel that has access both to Third Street and H Street. These parcels were part of a larger property acquired by the City in 1983, at which time there existed several buildings, including the historic 10,000 square foot Showboat building, 4 single-family homes, and a 600 square-foot commercial building used for dog grooming. The acquisition agreement states that the City's intent was to renovate the Showboat building, demolish the residences, and build a public parking lot. Properties 7 and 8 are currently used for public parking and are zoned P: Exclusive Parking District. Property 8 would also require an ALTA/ACSM survey, (to review and insure title), prior to the issuance of any policy of title insurance.

- **Property No. 9 (Parking Across from City Hall, South Side)** is an improved public parking lot on 0.292 acres fronting both Third Street (across from City Hall) and Fourth Street. This parcel has multiple encumbrances, including its zoning as P: Exclusive Parking District. Second, there is a 5-foot access and utility easement that benefits the adjacent parcel to the east (a.k.a. Parcel A) on Third Street. Third, there is a 1988 agreement that provides a 45-day, first-right-of-refusal at market value, to the former property owner of an adjacent property if the property should be sold. This agreement also prohibits the construction of any permanent structure that obstructs access to the building to the west of Property No. 9. Fourth, a 1990 encroachment permit allows the placement a trash enclosure on Property No. 9. Finally, this parcel would require an ALTA/ACSM survey, (to review and insure title), prior to the issuance of any policy of title insurance.
- **Property No. 10 (City Hall Parking, North Side)** is approximately one-half acre in size and is actively utilized as a parking lot for City Hall as well as the El Campanil Theatre. This property is zoned P: Exclusive Parking District. There is also an 8.4-foot, (0.02-acre), fire clearance setback easement created in 2010 on the west side of the parcel.
- **Property No. 11 (City Hall Parking, East Side)** is a 0.192-acre parcel located next to City Hall. It is zoned P: Exclusive Parking District and is actively used as a City Hall parking lot accessed from Third Street. In addition, this parcel would require an

ALTA/ACSM survey, (to review and insure title), prior to the issuance of any policy of title insurance.

- **Property Nos. 12-14 (Waldie Park Plaza Parking)** form the parking lot for the Waldie Park Plaza and are zoned P: Exclusive Parking District. Located at the southeast corner of First Street and I Street, the parcels are 0.215 acres (Property 12), 0.057 acres (Property 13), and 0.057 acres (Property 14), for a total of nearly one-third of one acre. They were acquired together in 1989. Also, in 2007, a 2-3 feet wide easement was placed on Property 12 for ingress, egress, and maintenance of a meter box. Property 13 would also require an ALTA/ACSM survey, (to review and insure title), prior to the issuance of any policy of title insurance.
- **Property No. 15** is the only property with existing structures: the Lynn House and the Roswell Butler Hard House. Nearly one-third acre in size, this property fronts First Street and is encumbered by a utilities and access easement along its southern and western boundaries. The Lynn House is home to the Arts & Cultural Foundation of Antioch; this organization, which receives significant funding from the City's transient occupancy tax revenues, actively uses the building for a public art gallery and civic arts program offices. The City continues to follow an agreement signed in 2008 that provides the Foundation with rent-free use of the Lynn House. Under the agreement, the City is responsible for maintenance and repair of the premises, and has paid for elevator maintenance (\$80 per month) and HVAC maintenance on an annual basis. The City also funds a contract with the Foundation for the provision of arts and culture events, including the organization of a minimum number of art exhibitions, outdoor concerts, and other community events.

The Hard House was built and lived in by the first mayor of Antioch starting in 1868 and is now on the State and Federal Registry of Historic Sites. It has fallen into a state of significant disrepair and is currently closed to the public. In 2012, the City entered into an agreement with the Friends of the Roswell Butler Hard House, a 501(c) 3 non-profit corporation established in 2009. Work to be performed to the Hard House by the non-profit includes the complete renovation of the original structure built in 1868 and the removal of the 1920 addition. Work is to be done in

phases starting with making the building safe and water tight, then proceeding with the first floor followed by the second floor renovation. Previous appraisals of the Hard House indicate that it has “negligible value” based on the condition of the parcel.

- **Property Nos. 16-19 (Parking, Caddy Corner from City Hall)**

These four parcels comprise the parking lot on the west side of I Street, in between Third Street and Fourth Street, caddy corner to City Hall and are used for civic parking. They are zoned P: Exclusive Parking District and range in size from 0.068 acres to 0.34 acres in size, cumulatively comprising approximately 0.58 acres. Prior to the issuance of any policy of title insurance, properties 16, 17, and 19 would require an ALTA/ACSM survey, (to review and insure title).

On November 2, 2012, the DOF issued a revised Objection to Oversight Board Action determination letter advising that none of the 19 properties met the definition of governmental use as defined in the HSC 34181 (a). After a subsequent “meet and confer” session on February 14, 2013, the DOF, in a letter dated July 12, 2013, revised the original findings in the original Objection to Oversight Board Action based on additional information provided by the City, and approved Property No’s 1 through 4 as governmental use property properly transferred to the City. Property No’s 5-19 were not considered governmental use, largely because they consist of parking lots and one building that, owing to its physical deterioration, is uninhabitable. However, the City and Successor Agency continue to dispute DOF’s finding of non-governmental use for all of these properties. The City and Successor Agency position is further supported by a California Supreme Court decision (*Whittier v. Dixon* 24 Cal 2d 644, 667 (1944)), which found that public parking lots serve a public purpose. In addition, Streets & Highways Code Section 31506 states that cities may improve property for parking purposes. Each of these supports the City position that the parking lots are a governmental use, contrary to the position of the DOF.

**2. Real Property Assets Proposed for Sale**

Based on the determinations of the Successor Agency, Oversight Board, and the DOF's OFA-DDR determination letter, there are twenty-one (21) properties addressed in this section of the Plan. The 21 properties include fifteen (15) properties, (Property No's 5-19), that are in dispute and which the Successor Agency and Oversight Board propose be transferred to the City for government use. The remaining 6 properties (Property No's 20 through 25) were originally determined to be potentially suitable for disposition. The Plan proposes that three of these properties (Properties 20-22) be sold, and the other three be held for future development.

The properties identified for disposition are concentrated in Downtown Antioch, between F Street on the east, K Street on the west, Third Street on the south, and the railroad track on the north. These properties are vacant lots with Rivertown Retail District (RTC) zoning. The RTC zoning designation allows for a variety of retail businesses, restaurants, personal and professional services, and offices. In addition, compatible service-oriented and office uses are permitted. The parcels are relatively small, ranging in size from 0.057 acres to 0.170 acres. Attachment D contains parcel maps and pictures of Properties 20-22.

<b>Table 6 – List of Assets and Properties Proposed for Disposition</b>				
Property No.	APN	Date of Purchase	Source of Funding	Existing Use
20	065-051-001	09/10/1999	Tax increment	Vacant Parcel
21	065-051-002	09/10/1999	Tax increment	Vacant Parcel
22	065-092-014	03/23/2001	Tax increment	Vacant Parcel

- **Property Nos. 20 and 21 (Second and F Street, near Birthplace Monument)**  
Acquired together in the late 1990's, these two properties are located at the northwest corner of Second Street and F Street. As shown in Attachment D, the east side begins at street level at Second Street and slants downward toward the railroad track and

waterfront and is undeveloped. However, the F Street right-of-way (ROW) boundary is not physically demarcated; as a result, a portion of one or more parking spaces may be located within the F Street ROW. To the north, near the railroad tracks and presumably within the F Street ROW, a public monument commemorates the 1850 Birthplace of Antioch. The west side of the properties is unimproved and is entirely at grade with Second Street. The boundary between the parcels travels in an east-west direction approximately half way between Second Street and the railroad parcel, although there is no physical demarcation. Parcel 20, the smaller of the two parcels, is located on the northern portion facing the railroad track and F Street, while Parcel 21 is located on the southern portion and faces West Second Street and F Street.

<b>Table 7 - Property Nos. 20 and 21 (Second and F Street, near Birthplace Monument)</b>		
Items	Property 20	Property 21
Address	F Street, west of Antioch monument	500 W. Second Street
APN	066-051-001	066-051-002
Current Zoning	RTC	RTC
Parcel Size	0.080	0.114
Date of Original Purchase	09/10/1999	09/10/1999
Purpose of Acquisition	Redevelopment	Redevelopment
Existing Use	vacant	vacant

- **Property No. 22 (800 Block of Second Street, next to Beer Garden)** This property is located on the south side of the 800 block of West Second Street, across from City Hall. In 1991, Property 22 was the subject of a development agreement for the Antioch Landing Project, which proposed a mixed-use building with 9 residential units and ground-floor retail; the project was never built. Property 22 is located immediately west and is 0.057 acres. The property is partially improved; it contains portions of paved parking spaces created by the Beer Garden located to the west. The property is zoned RTC.

<b>Table 8 - Property No. 22 800 Block of Second Street, next to Beer Garden</b>	
Item	Property 22
Address	Second Street
APN	066-092-014
Current Zoning	RTC
Parcel Size	0.057
Date of Original Purchase	3/23/2001
Purpose of Acquisition	Redevelopment
Existing Use	vacant

### 3. Properties to be Retained for Future Use

The Plan proposes to retain three properties for future use—Properties #23-25. Attachment 3 contains the parcel map and photos of these properties, which are further described below:

- **Property No. 23-24 (801 W. Second Street, Fulton Shipyard and Rodger’s Point)**

Property 23 is 0.172 acres and is located at the southwest corner of West Second and I Street, directly across from City Hall. It is vacant and unimproved. Property 24, a 1.9-acre parcel fronting the San Joaquin Delta is next to the Fulton Shipyard Boat Ramp on Fulton Shipyard Road. The title report includes a 1998 condominium rider for a project known as Westwood Oaks, and the parcel is subject to Maintenance Assessment District 1999-1. Dating back to 1975, there is a 30-foot wide “perpetual right of way and road” along the easterly line of the parcel. Any future development of the site may have to accommodate Native American artifacts.<sup>1</sup> Finally, this parcel abuts the boat ramp, which the City recently decided to keep open, and is best suited for continued public use. The specific use of this parcel in the future will require

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<sup>1</sup> According to the Sonoma State Department of Anthropology Northwest Information Center, information about the existence of Native American artifacts is confidential and cannot be published in any public reports.



further analysis, but at some point the City intends that the parcel be developed by the private sector with uses that are appropriate for a waterfront site.

<b>Table 9 – Property Nos. 23 and 24 (Rodger's Point)</b>		
Item	Property 24	Property 23
Address	209 Fulton Shipyard Road	801 West Second Street
APN	065-010-006	066-092-001
Current Zoning	WF	RTC
Parcel Size	1.90	0.172
Date of Original Purchase	11/24/1987	03-23-2001
Purpose of Acquisition	Redevelopment	Redevelopment
Existing Use	Vacant	Vacant

- **Property No. 25 (Prospects Way, north of old “Radiator Building”)**. The final property is located on the west side of Downtown Antioch, on Prospects Way. It is 0.110 acres and is located north of the “radiator building,” an old industrial building no longer actively in use. The property is vacant and existing utilities are available to serve the site. A 2005 the California EPA Department of Toxic Substances Control site investigation study detected Cadmium levels that slightly exceed the California Human Health Screening Level value, and further recommended additional future investigation of lead in the soil. Given this, the sales prices of the site may be affected by the presence of toxic substances and may require that the Agency sell the site at a price that is less than fair market value. The Agency would prefer that the site be developed with some form of retail / commercial development that is appropriate for the downtown area.

<b>Table 10 - Property No. 25 (Prospects Way, north of “Old Radiator” Building)</b>	
Item	Property 25
Address	Prospects Street
APN	066-102-010
Current Zoning	RTC
Parcel Size	0.110
Date of Original Purchase	05/26/1987
Purpose of Acquisition	Redevelopment
Existing Use	Vacant

#### **IV. RETENTION AND DISPOSITION STRATEGY AND PLAN**

##### **A. Categories of Property and Asset Disposition**

###### **1. Retention of Real Property Asset for Government (Public) Use**

The Plan proposes that the properties listed in Table 2 be retained by the City because such properties were originally acquired by the Former Agency, and have been continually dedicated for public use. The proposed disposition plan objective is to transfer the real property assets to the City for continued dedicated public use.

The market value for these parcels is considered nominal. With the exception of Property #15, these properties are all zoned P: Exclusive Parking District, which restricts their use to public parking. The portion of Property #15 that includes the Lynn House would be retained by the City and continued to operate as a public art gallery and offices for a civic arts organization providing contract-services to the City. The potential uses for the Hard House have not yet been specifically been determined, but would require redevelopment of the property in conjunction with a non-profit user. The building will ultimately need significant rehabilitation before it can be used for future public use.

###### **2. Disposition (Sale) of Real Property**

The Plan proposes that the properties listed in Table 3 be positioned for disposition by the Agency. The proposed disposition plan objective for Properties 20 through 22 is to sell the subject property for private development consistent with the existing City General Plan and zoning ordinance land use designations.

Combined, properties 20-22 include 3 small commercial lots Downtown comprising approximately 0.366 acres. As discussed in a previous section, the properties are currently designated as RTC (Rivertown Retail District) in the City's Zoning Ordinance.

### 3. Retention for Future Use

The Plan proposes that the Agency retain Properties 23 through 25 for future development. The Agency will then pursue selling the properties to the private sector for development purposes. Depending on the ultimate use of the property by the private sector, the properties may need to be sold at less than fair market value in order to make the development financially feasible. The proceeds generated from the disposition will be distributed to the County for allocation to the applicable taxing entities in accordance with the provisions of AB 1484.

## **B. Estimated Value and Disposition of Proceeds for Identified Real Property Assets**

### 1. Estimated Value of Identified Remaining Real Property Assets

Table 11, below, presents an estimated range of potential market value of the subject remaining real property assets that are “Proposed for Sale” as well as properties “Proposed for Retention for Future Use.” The estimated range of value (low and high) is based on discussions with commercial real estate brokers who possess a working knowledge of the Antioch and Contra Costa County real estate market. Attachment F contains a list of brokers who shared their market insights. Broker interviews conducted between December of 2013 and February of 2014 revealed the following insights pertaining to the market value of these properties:

- Buildings in Downtown Antioch are currently selling for about only one-third of replacement value. New development is unlikely to attract any national tenants, and local tenants are generally willing to pay in the range of \$1.00 to \$1.10 per building square foot on a gross basis. As such, it is unlikely that a buyer could obtain a construction loan; cash would be the most likely source of funding for both land acquisition and project construction. These trends severely limit the feasibility for new construction projects on vacant land in Downtown Antioch.
- At this time, even competitively located and fully served land is not attracting offers at \$4-5 per square foot.

- The most likely buyers for Downtown properties would be the adjacent property owner(s).
- Properties 22 and 23 have the strongest market potential.
- It is somewhat difficult to determine values for waterfront property like Property 24 (Rodger's Point). Its locational attributes at the end of an existing road, abutting an existing rail line, distance from Downtown, and featuring a combination of adjacent recreation and industrial uses makes it an unlikely candidate for retail or office development. Potential value could be as high as \$2 per square foot, though offers may be considerably lower. Depending on the actual development that is to occur, the land may need to be sold at a discount from market value in order to ensure the feasibility of the development.

While available undeveloped properties in/near Downtown Antioch are listed at \$9-\$10 per square foot, brokers opined that market values for Properties 21-25 would more likely fall in the range of \$2 to \$6 per square foot and Property 20 would likely garner less than \$2 per square foot.

The information presented below is only intended to provide an "order-of-magnitude" estimate of potential values and is not intended to present appraised market value or formal broker opinion of market value.

<b>Table 11 – Estimated Market Value of Remaining Real Property Assets</b>					
Property No.	Address	APN No.	Property Size (Land SF / Acres)	Estimated Range of Value	
<b>Properties Proposed for Sale</b>				<b>\$2.00/SF</b>	
				<b>\$6.00/SF</b>	
20	F Street, West of Antioch monument	066-051-001	3,500 / 0.080	\$7,000	\$21,000
21	500 W. Second Street	066-051-002	5,000 / 0.114	\$10,000	\$30,000
22	W. Second Street	066-092-014	2,500 / 0.057	\$5,000	\$15,000
<b>TOTAL</b>			<b>11,000 / 0.251</b>	<b>\$22,000</b>	<b>\$66,000</b>

<b>Table 12 - Estimated Value of remaining Real Property Assets</b>					
Property No.	Address	APN No.	Property Size (Land SF / Acres)	Estimated Range of Value	
<b>Properties Proposed for Retention for Future Use</b>				<b>\$2.00/SF</b>	
23	801 W. Second Street	066-092-001	7,500 / 0.172	\$15,000	\$45,000
24	Rodgers Point	065-010-006	82,764 / 1.900	\$165,500	NA
25	Prospects Way	066-102-010	4,792 / 0.110	\$9,584	\$28,752
<b>TOTAL</b>			<b>95,056 / 2.182</b>	<b>\$190,084</b>	<b>\$73,752</b>

2. Distribution of Proceeds from Real Property Asset Disposition

a. Real Property Assets Retained for Government Use

The proposed disposition plan objective is to transfer the ownership of these properties to the City for continued dedicated public use. Properties 5-14 and 16-19 would continue to be utilized as parking lots, while Property 15 would continued to be used a public art gallery, civic arts offices, and a future public museum. Should these properties not be needed for public use in the future they will be sold and proceeds would be distributed to the County Auditor-Controller for allocation to the applicable taxing entities in accordance with the provisions of AB 26 and AB 1484.

b. Real Property Assets Planned for Disposition (Sale)

The proceeds generated from the disposition (sale of Property Nos's. 20-22) would be distributed to the applicable taxing entities in accordance with the provisions of AB 1484 upon receipt of such proceeds by the Oversight Board.

c. Real Property Assets Planned for Retention for Future Use

The proceeds generated from the disposition will be distributed to the County for allocation to the applicable taxing entities in accordance with the provisions of AB 1484.

**C. Approach and Process for Disposition of Real Property Assets**

The real property assets shown on Tables 3 and 4 may be offered for sale through a Request for Proposals and Offer (RFPO) process, a brokerage process, or another competitive process that will be selected by the Successor Agency. The proposed predevelopment activities outlined below are intended to be illustrative of the types of activities which the Successor Agency may decide to pursue in order to position the properties for successful acquisition / development and enhance the potential value (proceeds) generated from the sale of such properties.

**1. Predevelopment Activities**

There are a number of predevelopment activities that the Successor Agency may or may not decide to undertake in order to appropriately position the subject real property assets for disposition and private development. These potential activities could include:

- Preparing preliminary title reports to determine existing title conditions in relation to potential development of the properties;
- Commissioning appraisal reports or broker price opinion to determine a potential market value of the properties;
- Development potential under existing zoning;
- Preparing an initial environmental site assessment to determine if there are any potential environmental conditions in relation to the potential development of the properties; and
- Developing information regarding the public infrastructure capacity (water, sewer, drainage, etc.).

The decision of the Successor Agency to undertake such activities would be dependent in part on the availability of funding and whether these related disposition costs would be allowed by the State Department of Finance as enforceable obligations on the Recognized Obligation Payment Schedule (ROPS).

## 2. Request for Proposals and Offers (RFPO) / Brokerage Process

The Successor Agency could potentially prepare and implement a RFPO process for selection of a private development team(s) to acquire and develop properties. Alternatively, the Successor Agency could interview and hire one or more real estate brokerage firms to assist with the sale of the properties listed below.

- **Property No's 20-23—Downtown Parcels** All properties will be constructed consistent with City General Plan and related zoning ordinance designations. The intent of the disposition process would be to select the most qualified business and development partner(s) for the Successor Agency related to disposition and development of the subject properties, and respective business offers that provide the highest and most certain economic value and return from the disposition of the subject properties. Subsequent to selection of a private developer(s), the Successor Agency, (e.g. City staff), should work mutually with the selected private developer(s) to negotiate the terms and conditions for disposition of the subject properties. These provisions should be negotiated during an exclusive negotiation period, and would be embodied in a purchase and sale agreement between the Successor Agency and selected private developer(s).

# EXHIBIT 1

## Attachment A: City of Antioch Former Redevelopment Parcels

Plan Property #	"Original" Property #	APN	Location	Description	LRPMP Category
<b>PROPERTIES TO RETAIN FOR GOVT. USE-- APPROVED</b>					
1	1	066-010-006	L Street and Marina Plaza	Municipal Boat Launch	DOF approved for Govt Use
2	2	066-010-007	L Street and Marina Plaza	Municipal Boat Launch	DOF approved for Govt Use
3	3	066-010-014	W. First Street	Amtrak Train Station/ Bus Stop	DOF approved for Govt Use
4	4	066-020-010	Foot of I Street	Public Access-- Pier at Riverview Lodge	DOF approved for Govt Use
<b>ATTACHMENT C: PROPERTIES TO RETAIN FOR GOVT. USE-- PROPOSED</b>					
5	5	066-052-003	W. Second and E Street	Senior Center Parking Lot	Retain for Continued Govt Use
6	6	066-053-002	W. Third Street	Nick Rodriguez Community Center parking lot	Retain for Continued Govt Use
7	7	066-061-009	I Street	Adjacent to Showboat Building, partially improved parking lot.	Retain for Continued Govt Use
8	8	066-061-010	W. Third Street	Adjacent to Showboat Building, partially improved parking lot	Retain for Continued Govt Use
9	9	066-062-016	W. Third Street	Public parking across from City Hall	Retain for Continued Govt Use
10	10	066-071-005	W. Second Street	City Hall Parking, North Side	Retain for Continued Govt Use
11	11	066-072-020	608 W. Third Street	City Hall Parking, East Side	Retain for Continued Govt Use
12	12	066-082-005	101 I Street	Waldie Plaza Park parking lot	Retain for Continued Govt Use
13	13	066-082-006	I Street	Waldie Plaza Park parking lot	Retain for Continued Govt Use
14	14	066-082-007	I Street	Waldie Plaza Park parking lot	Retain for Continued Govt Use
15	15	066-091-015	809 W. First Street	Lynn/Hard House	Retain for Continued Govt Use
16	16	066-107-001	308 I Street	Parking, caddy corner from City Hall	Retain for Continued Govt Use
17	17	066-107-003	314 I Street	Parking, caddy corner from City Hall	Retain for Continued Govt Use
18	18	066-107-010	807 W. Third Street	Parking, caddy corner from City Hall	Retain for Continued Govt Use
19	19	066-107-011	302 W. I Street	Parking, caddy corner from City Hall	Retain for Continued Govt Use
<b>ATTACHMENT D: PROPERTIES FOR SALE-- PROPOSED</b>					
20	21	066-051-001	F Street, west of Antioch monument	Vacant	Sale
21	22	066-051-002	500 W. Second Street	Vacant	Sale
22	24	066-092-014	W. Second Street	Vacant	Sale
<b>ATTACHMENT E: PROPERTIES TO RETAIN FOR FUTURE USE-- PROPOSED</b>					
23	23	066-092-001	801 W. Second Street	Vacant	Retain for Future Use
24	20	065-010-006	209 Fulton Shipyard Rd.	Vacant	Retain for Future Use
25	25	066-102-010	Prospects Way	Vacant	Retain for Future Use



# EXHIBIT 1

**Attachment B:**  
**Antioch Long Range Property Management Plan**  
**Property Inventory Data**

					HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					HSC 34191.5 (c)(1)(B)	
Plan No.	APN	Existing Use	Address	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date <sup>1</sup>	Purchase Price <sup>1</sup>	Estimated Current Value	Value Basis	Date of Estimated Current Value	APN #	Lot Size (SF)
<b>Properties to be Retained for Government Use - Approved</b>													
1	066-010-006	Municipal Boat Launch Facility	L Street/Marina Plaza	OS - Open Space/ Public Use District	Governmental Use	NA	11/20/89	NA	\$ 100,998	Assessed Value	03/01/11	066-010-006	200,376
2	066-010-007	Municipal Boat Launch Facility	L Street/Marina Plaza	OS	Governmental Use	NA	11/20/89	NA	\$ 5,301	Assessed Value	03/01/11	066-010-007	10,454
3	066-010-014	Amtrak Train Station/Public Bus Stop	W. First Street	RTC (Rivertown Retail District)	Governmental Use	NA	08/15/88	\$ 44,000	\$ 304,233	Carrying Value	01/31/2012	066-010-014	47,916
4	066-020-010	Public Access- pier at Riverview Lodge	Foot of Waldie Park Plaza	WF - Urban Waterfront District	Governmental Use	NA	11/02/89	NA	\$ 3,100	Carrying Value	01/31/2012	066-020-010	12,197
<b>Properties to be Retained for Government Use - Proposed</b>													
5	066-052-003	Senior Center overflow parking lot	Second Street (NW Corner at E St)	EPD-- Exclusive Parking District	Governmental Use	public parking	02/18/88	\$ 180,000	\$ 142,250	Carrying Value	01/31/2012	066-052-003	21,000
6	066-053-002	Nick Rodriguez Community Center parking lot	W. Third Street	EPD	Governmental Use	public parking	1958	\$ 78,000	\$ 42,965	Assessed Value	03/01/11	066-053-002	10,000
7	066-061-009	City Hall overflow parking lot	I Street (3rd-4th, West side)	EPD	Governmental Use	public parking	05/06/83	\$ 188,000	\$ 180,764	Carrying Value	01/31/2012	066-061-009	17,076
8	066-061-010	City Hall overflow parking lot	W. Third Street	EPD	Governmental Use	public parking	05/06/83	NA	\$ 97,559	Carrying Value	01/31/2012	066-061-010	8,015
9	066-062-016	City Hall overflow parking lot	W. Third Street	EPD	Governmental Use	public parking	01/29/88	NA	\$ 88,141	Carrying Value	01/31/2012	066-062-016	12,720
10	066-071-005	City Hall overflow parking lot and patron parking for the El Campanil Theatre.	W. Second Street	EPD	Governmental Use	public parking	12/01/80	NA	\$ 104,015	Carrying Value	01/31/2012	066-071-005	22,810
11	066-072-020	City Hall overflow parking lot	608 W. Third Street	EPD	Governmental Use	public parking	12/19/80	NA	\$ 66,045	Assessed Value	03/01/11	066-072-020	8,400
12	066-082-005	Waldie Park Plaza parking lot.	101 I Street	EPD	Governmental Use	public parking	11/20/89	NA	\$ 83,058	Carrying Value	01/31/2012	066-082-005	9,375
13	066-082-006	Waldie Park Plaza parking lot.	I Street	EPD	Governmental Use	public parking	11/20/89	NA	\$ 22,148	Carrying Value	01/31/2012	066-082-006	2,500
14	066-082-007	Waldie Park Plaza parking lot.	I Street	EPD	Governmental Use	public parking	11/20/89	NA	\$ 22,148	Carrying Value	01/31/2012	066-082-007	2,500
15	066-091-015	Lynn/Hard House Arts & Cultural Foundation	809 W. First Street	RTC	Governmental Use	public art gallery	10/03/89	NA	\$ 264,825	Carrying Value	01/31/2012	066-091-015	13,939

# EXHIBIT 1

**Attachment B:**  
**Antioch Long Range Property Management Plan**  
**Property Inventory Data**

					HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					HSC 34191.5 (c)(1)(B)	
Plan No.	APN	Existing Use	Address	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date <sup>1</sup>	Purchase Price <sup>1</sup>	Estimated Current Value	Value Basis	Date of Estimated Current Value	APN #	Lot Size (SF)
16	066-107-001	City Hall overflow parking lot	308 I Street	EPD	Governmental Use	public parking	04/10/87	\$ 135,000	\$ 150,894	Carrying Value	01/31/2012	066-107-001	15,000
17	066-107-003	City Hall overflow parking lot	314 I Street	EPD	Governmental Use	public parking	NA	NA	\$ 70,506	Carrying Value	01/31/2012	066-107-003	7,500
18	066-107-010	City Hall overflow parking lot	807 W. Third Street	EPD	Governmental Use	public parking	09/24/87	\$ 82,000	\$ 84,432	Carrying Value	01/31/2012	066-107-010	NA
19	066-107-011	City Hall overflow parking lot	302 W. I Street	EPD	Governmental Use	public parking	02/18/88	\$ 20,000	\$ 23,040	Carrying Value	01/31/2012	066-107-011	3,000
<b>Properties for Sale-- Proposed</b>													
20	066-051-001	vacant parcel	F Street, west of Antioch monument	RTC	Sale of Property	retail, office	09/10/99	NA	\$ 27,286	Carrying Value	01/31/2012	066-051-001	3,500
21	066-051-002	vacant parcel	500 W. Second Street	RTC	Sale of Property	retail, office	09/10/99	NA	\$ 38,985	Carrying Value	01/31/2012	066-051-002	5,000
22	066-092-014	vacant parcel	W. Second Street	RTC	Sale of Property	retail, office	03/23/01	NA	\$ 30,222	Carrying Value	01/31/2012	066-092-014	2,500
<b>Properties to be Retained for Future Use-- Proposed</b>													
23	066-092-001	vacant parcel	801 W. Second Street	RTC	Sale of Property	retail, office	03/23/01	NA	\$ 108,417	Carrying Value	01/31/2012	066-092-001	7,500
24	065-010-006	vacant parcel	209 Fulton Shipyard Road	WF	Sale of Property	retail, office	11/24/87	\$ 189,445	\$ 387,183	Carrying Value	01/31/2012	065-010-006	82,764
25	066-102-010	Partially vacant, partially wetlands	Prospects Way	RTC	Sale of Property	retail, office	05/26/87	NA	\$ 8,969	Carrying Value	01/31/2012	066-102-010	4,792

Notes:  
[1] Acquisition dates and prices reflect best known information based on a review of parcel title reports and input from City staff as of August 2013.

**Attachment B:**  
**Antioch Long Range Proper**  
**Property Inventory Data**

**EXHIBIT 1**

		(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)
Plan No.	APN	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
<b>Properties to be Retained for Gov</b>									
1	066-010-006	OS - Open Space/ Public Use District	\$100,998	NA	NA	NA	NA	NA	
2	066-010-007	OS - Open Space/ Public Use District	\$5,301	NA	NA	NA	NA	NA	
3	066-010-014	RTC (Rivertown Retail District)	\$304,233	NA	NA	NA	NA	NA	
4	066-020-010	WF - Urban Waterfront District	\$3,100	NA	NA	NA	NA	NA	
<b>Properties to be Retained for Gov</b>									
5	066-052-003	RTC (Rivertown Retail District)	\$142,250	NA	NA	NA	NA	NA	see Section III-A-1
6	066-053-002	RTC (Rivertown Retail District)	\$42,965	NA	NA	NA	NA	NA	see Section III-A-1
7	066-061-009	RTC (Rivertown Retail District)	\$180,764	NA	NA	NA	NA	NA	
8	066-061-010	RTC (Rivertown Retail District)	\$97,559	NA	NA	NA	NA	NA	
9	066-062-016	RTC (Rivertown Retail District)	\$88,141	NA	NA	NA	NA	NA	see Section III-A-1
10	066-071-005	RTC (Rivertown Retail District)	\$104,015	NA	NA	NA	NA	NA	see Section III-A-1
11	066-072-020	RTC (Rivertown Retail District)	\$66,045	NA	NA	NA	NA	NA	see Section III-A-1
12	066-082-005	M-1 - Light Industrial District	\$83,058	NA	NA	NA	NA	NA	
13	066-082-006	M-1 - Light Industrial District	\$22,148	NA	NA	NA	NA	NA	
14	066-082-007	M-1 - Light Industrial District	\$22,148	NA	NA	NA	NA	NA	see Section III-A-1
15	066-091-015	RTC (Rivertown Retail District)	\$264,825	NA	NA	see Section III-A-1	NA	NA	

**Attachment B:**  
**Antioch Long Range Property**  
**Inventory Data**

**EXHIBIT 1**

		(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)
Plan No.	APN	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
16	066-107-001	RTC (Rivertown Retail District)	\$150,894	NA	NA	NA	NA	NA	
17	066-107-003	RTC (Rivertown Retail District)	\$70,506	NA	NA	NA	NA	NA	
18	066-107-010	RTC (Rivertown Retail District)	\$84,432	NA	NA	NA	NA	NA	See Section III-A-2.
19	066-107-011	RTC (Rivertown Retail District)	\$23,040	NA	NA	NA	NA	NA	
<b>Properties for Sale-- Proposed</b>									
20	066-051-001	RTC (Rivertown Retail District)	\$27,286	NA	NA	NA	NA	Retail, Office	
21	066-051-002	RTC (Rivertown Retail District)	\$38,985	NA		NA	NA	Retail, Office	see Section III-A-3
22	066-092-014	RTC (Rivertown Retail District)	\$30,222	NA		NA	NA	Retail, Office	
<b>Properties to be Retained for Future Development</b>									
23	066-092-001	RTC (Rivertown Retail District)	\$108,417	NA		NA	NA	Retail, Office	
24	065-010-006	WF - Urban Waterfront District	\$387,183	NA	NA	NA	NA	NA	
25	066-102-010	RTC (Rivertown Retail District)	\$8,969	NA		NA	NA	Retail, Office	

Notes:

[1] Acquisition dates and prices

# Attachment C

## Parcel Maps and Select Photos

### Properties 1-19

Property 1 - APN 066-010-006





Property 2 - APN 066-010-007



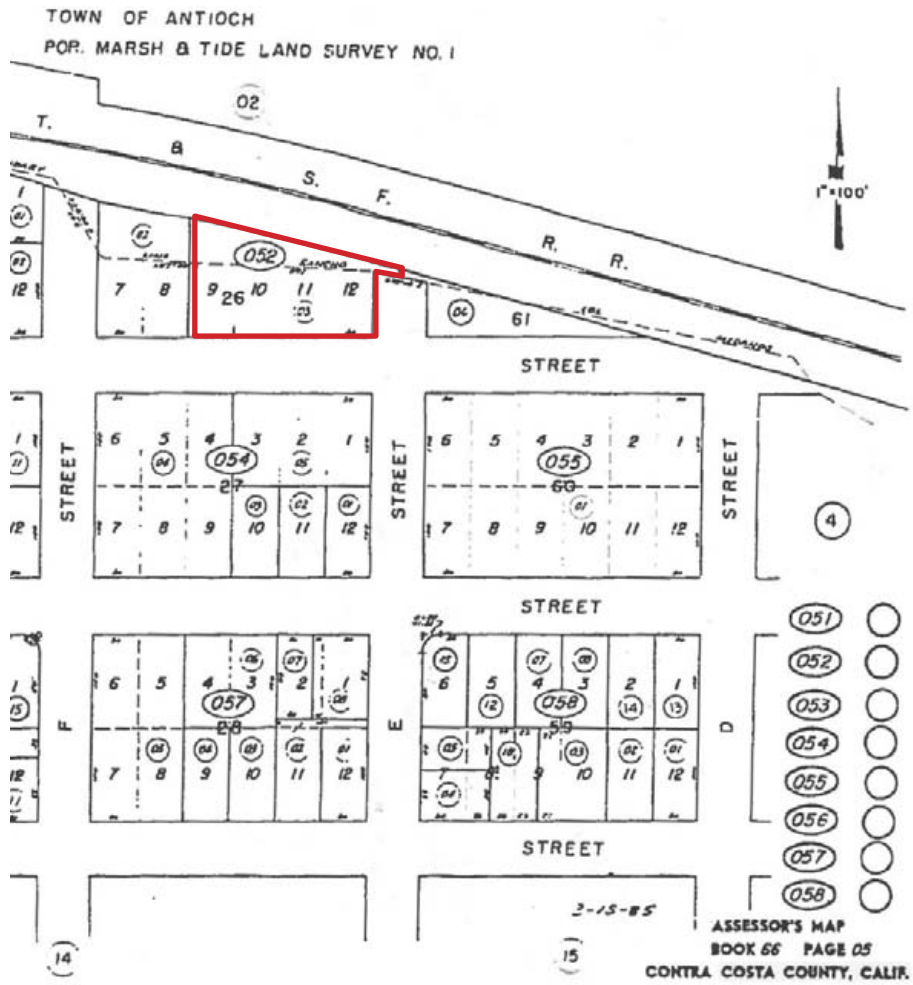


Property 3 - APN 066-010-014



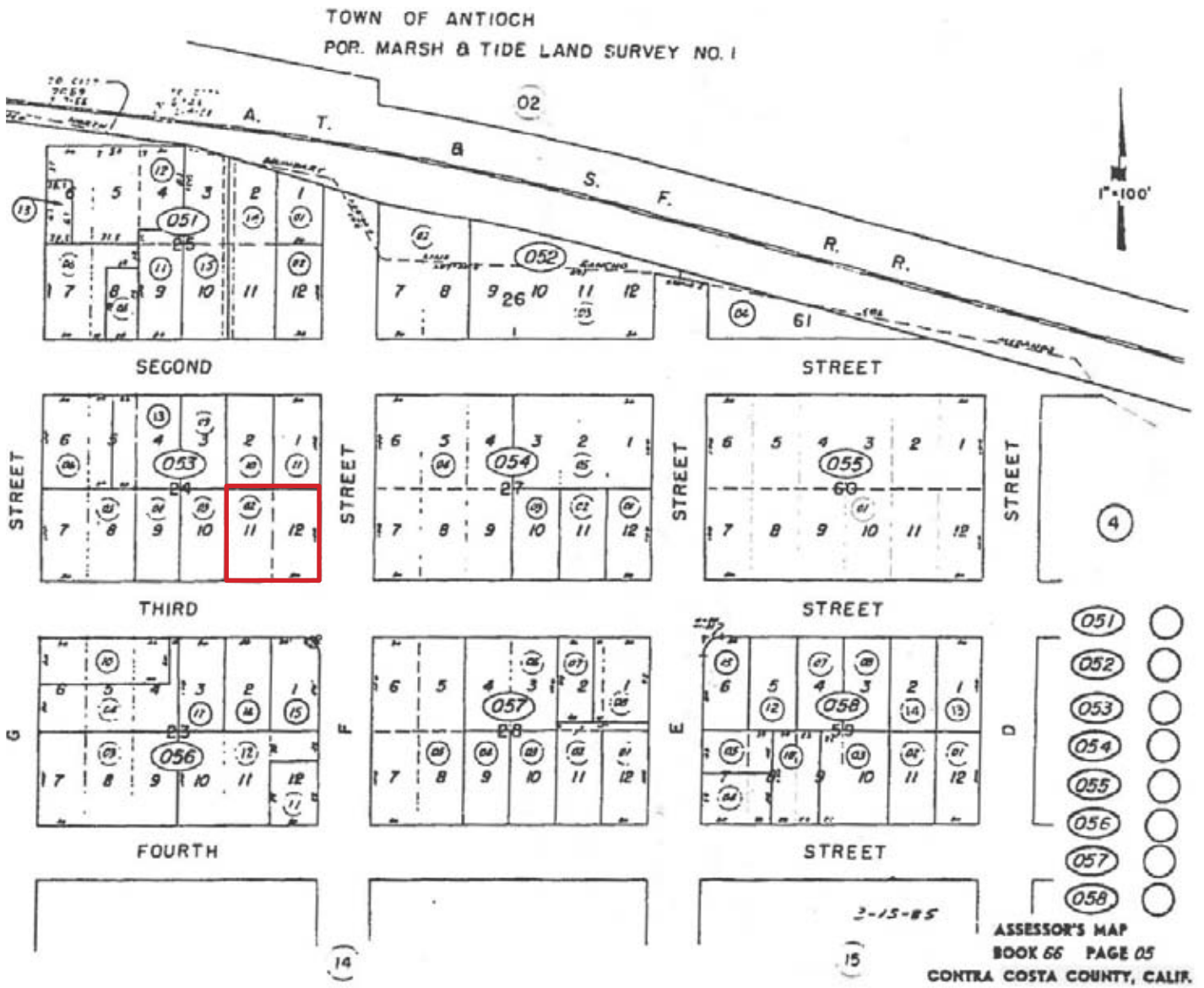








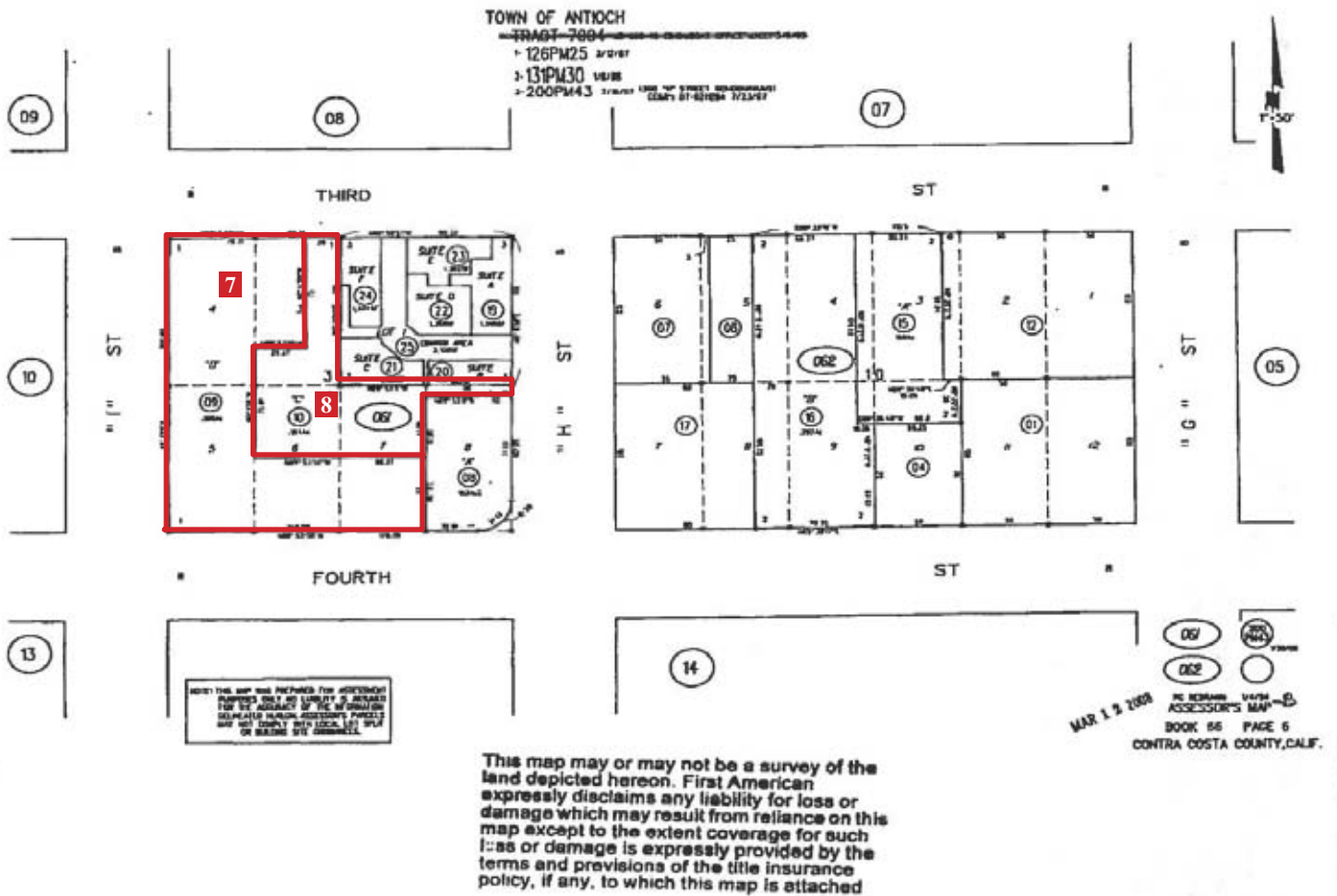
Property 6 - APN 066-053-002

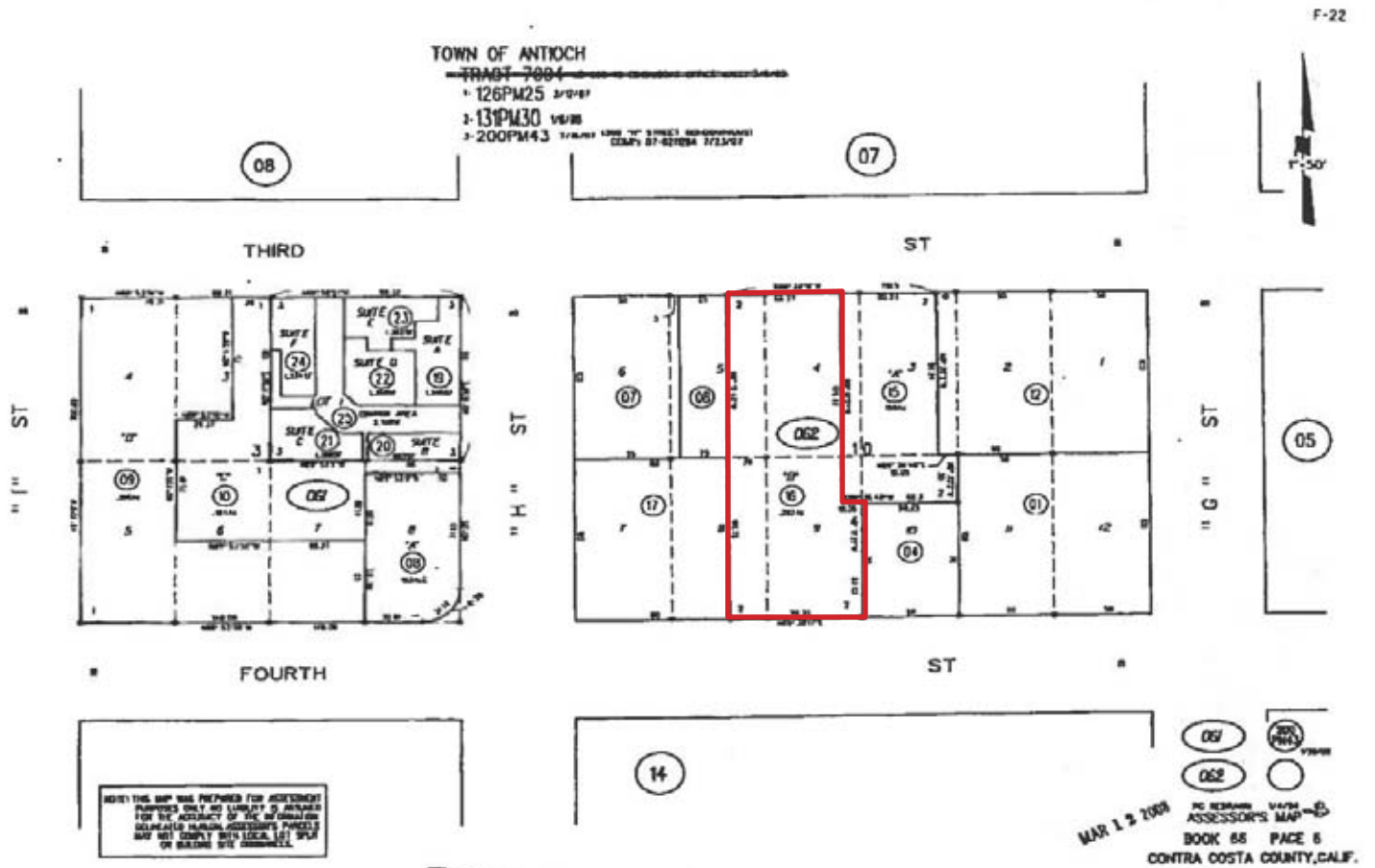


# EXHIBIT 1

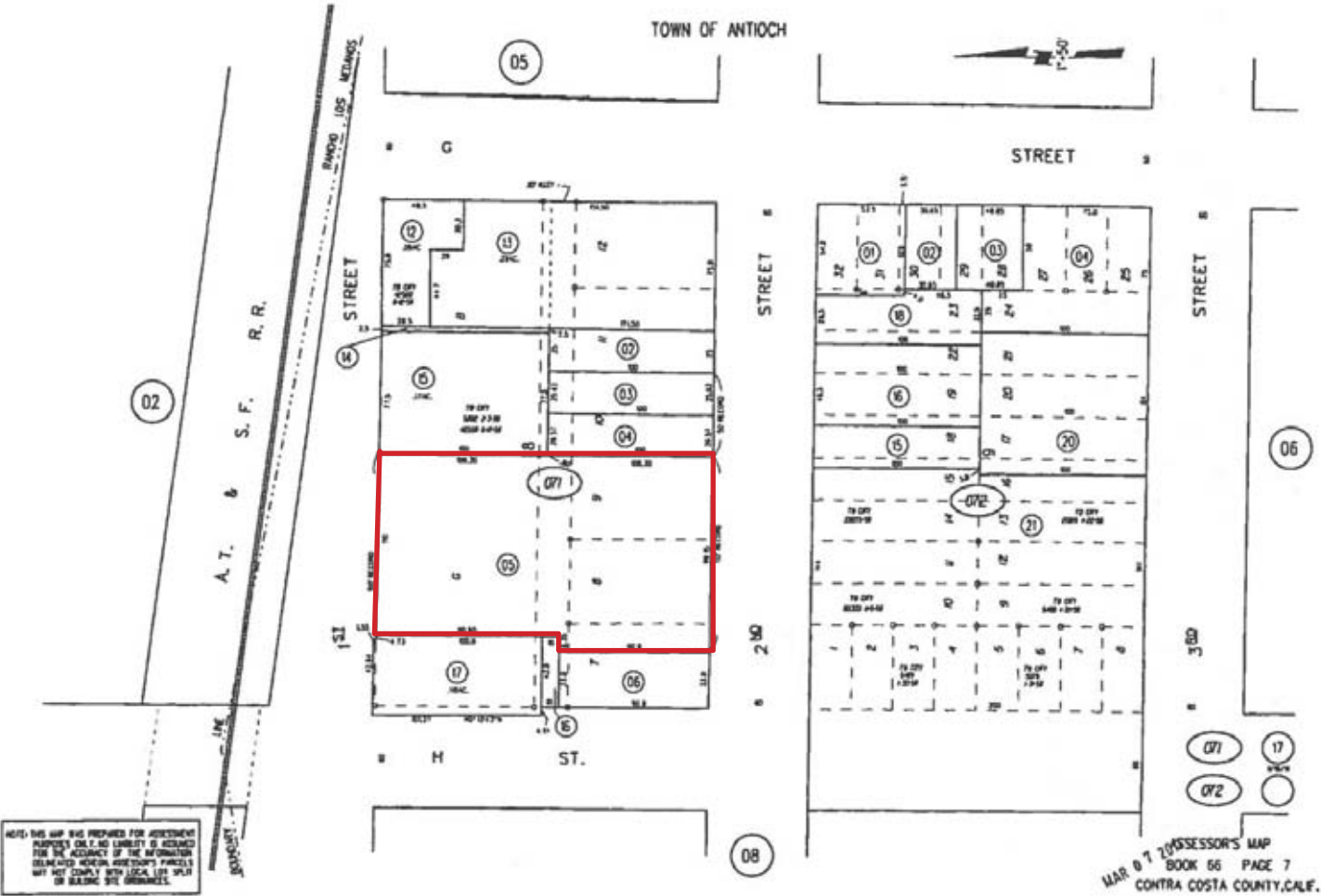
Property 7 - APN 066-061-009 & Property 8 - APN 066-061-010

F-22







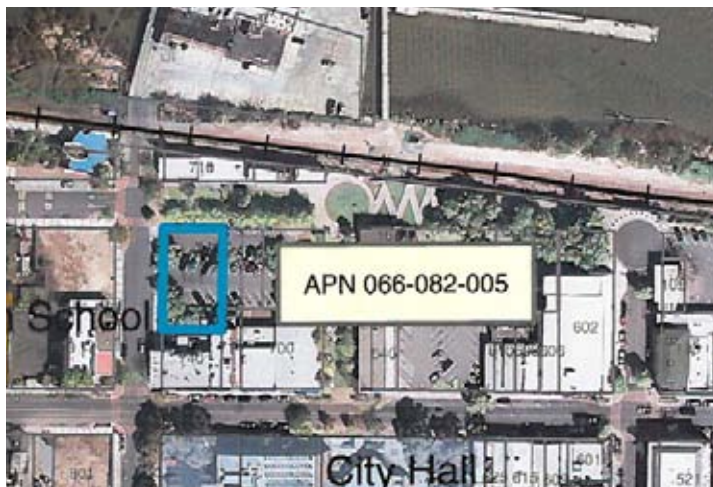


Property 11 - APN 066-072-020

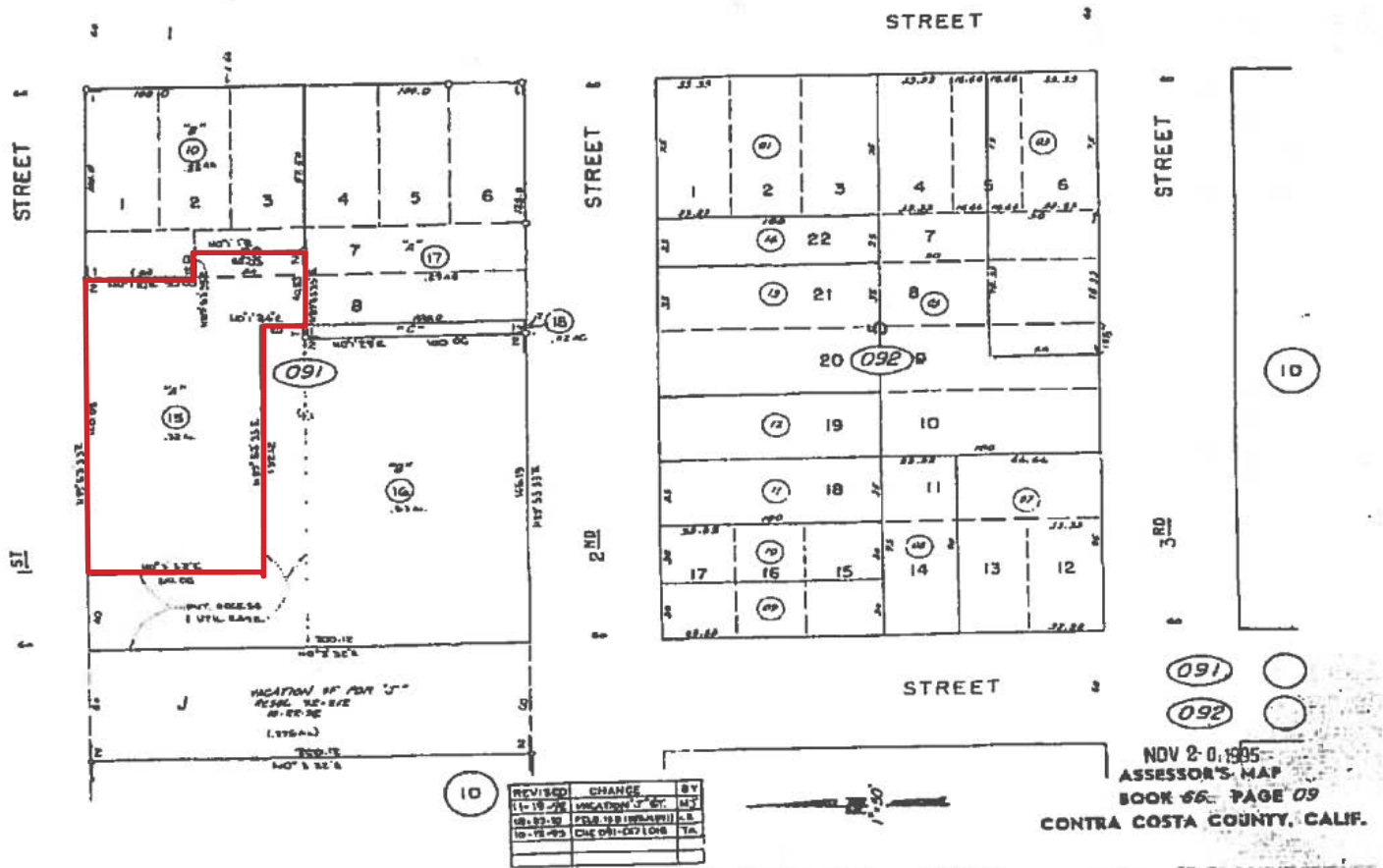




Property 12 - APN 066-082-005, Property 13 - APN 066-082-006,  
& Property 14 - APN 066-082-007

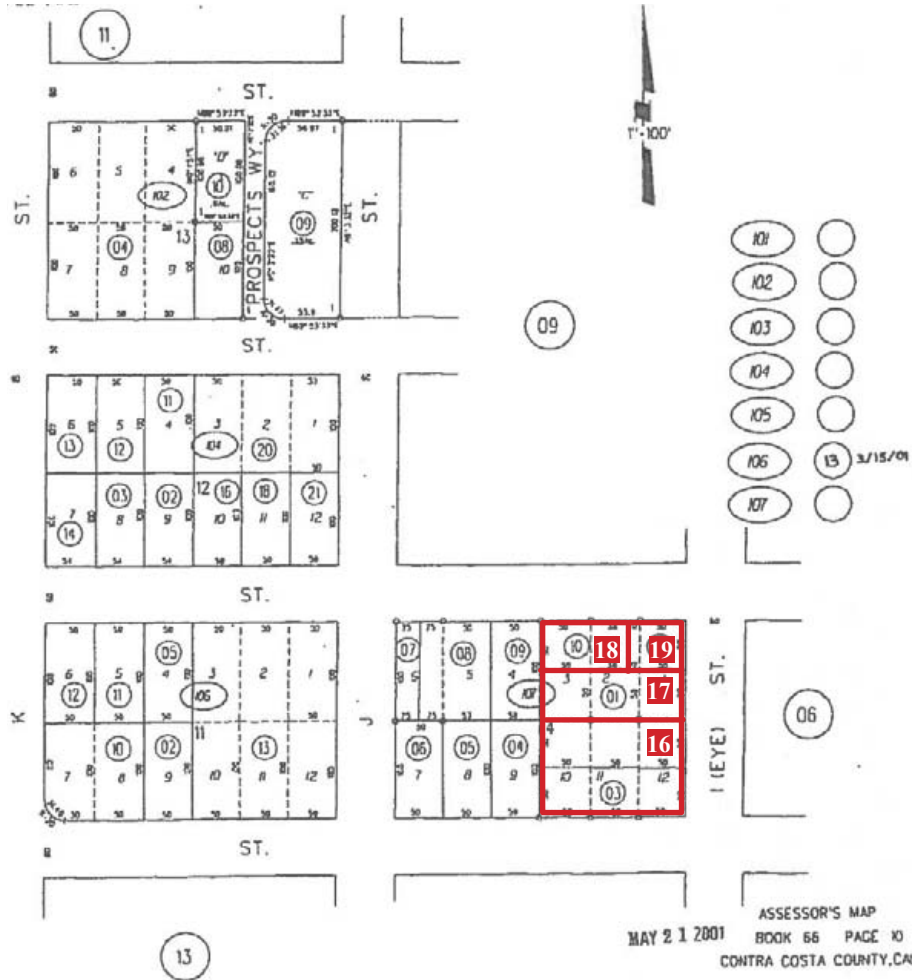






# EXHIBIT 1

Property 16 - APN 066-107-001, Property 17 - APN 066-107-003,  
Property 18 - APN 066-107-010, & Property 19 - APN 066-107-011



## Attachment D

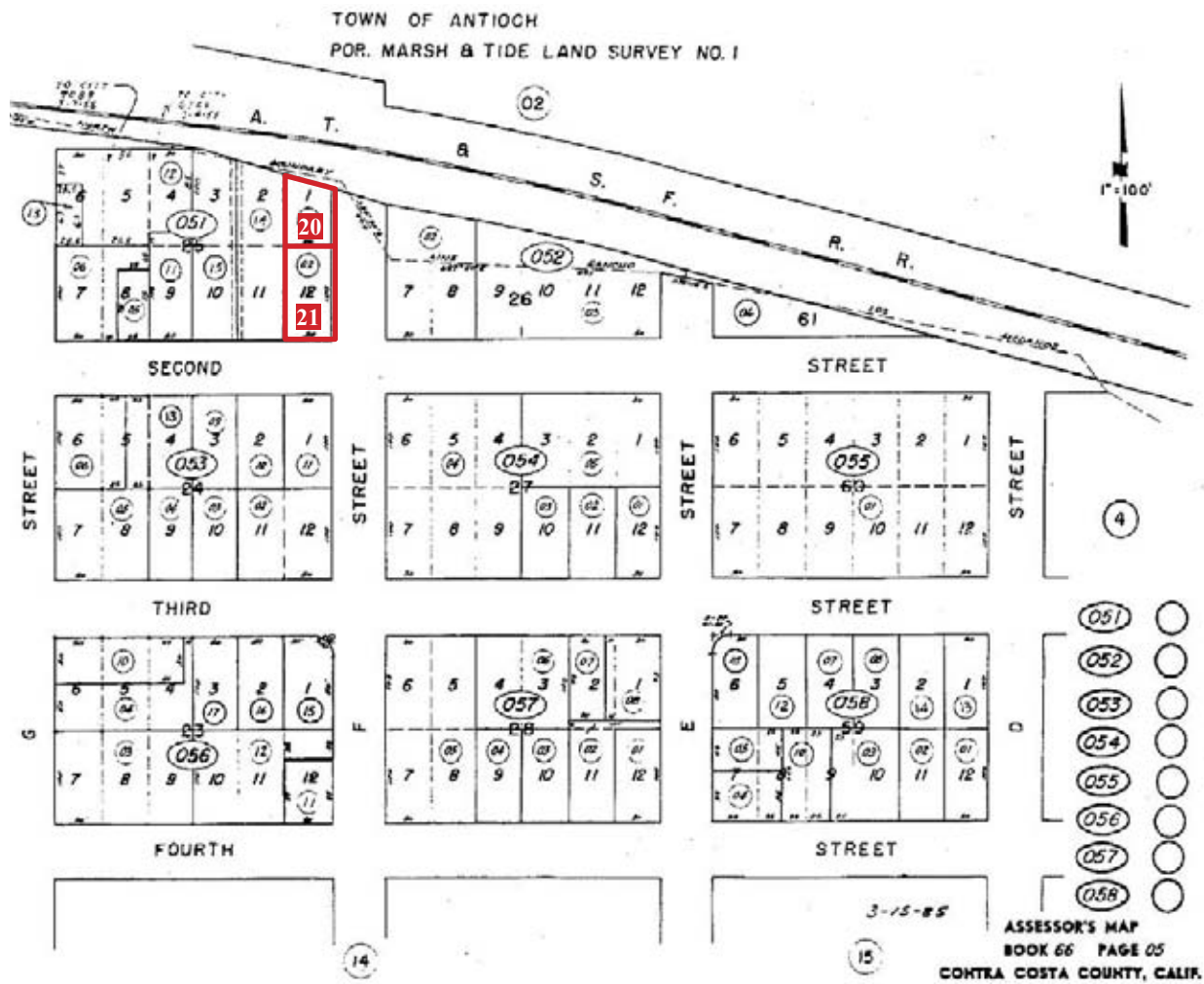
### Parcel Maps and Select Photos

### Properties 20-22



# EXHIBIT 1

Property 20 - APN 066-051-001 & Property 21 - APN 066-051-002





Attachment E

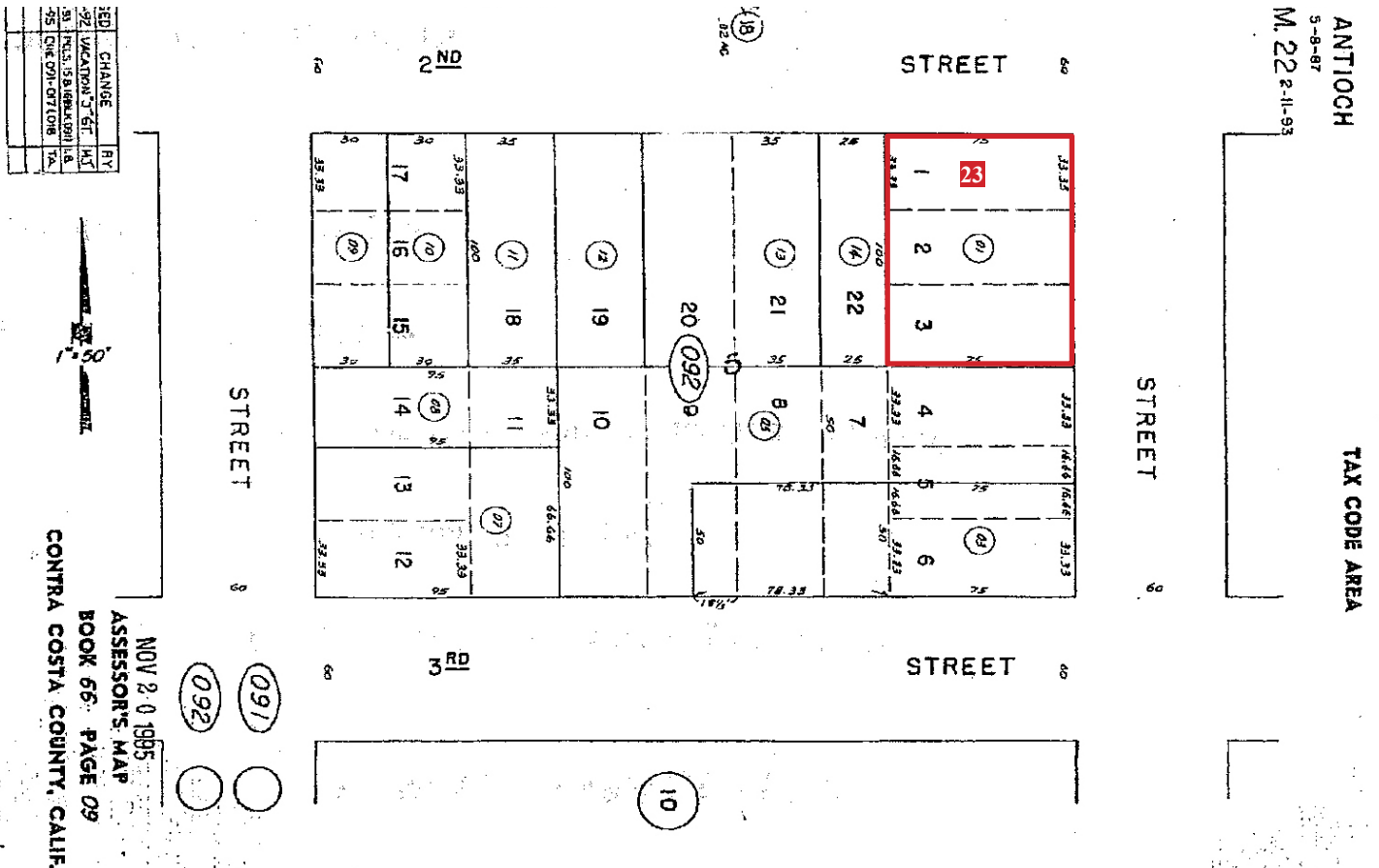
Parcel Maps and Select Photos

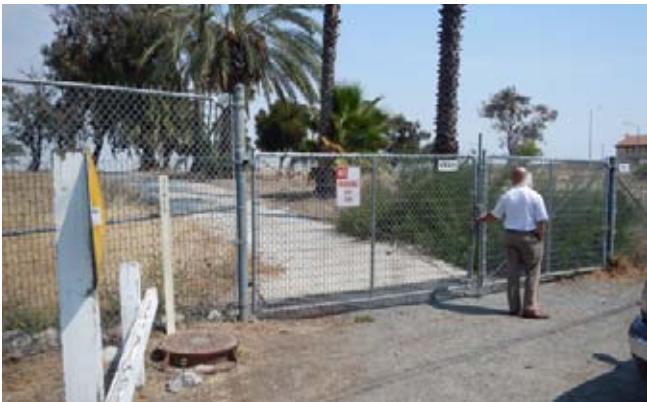
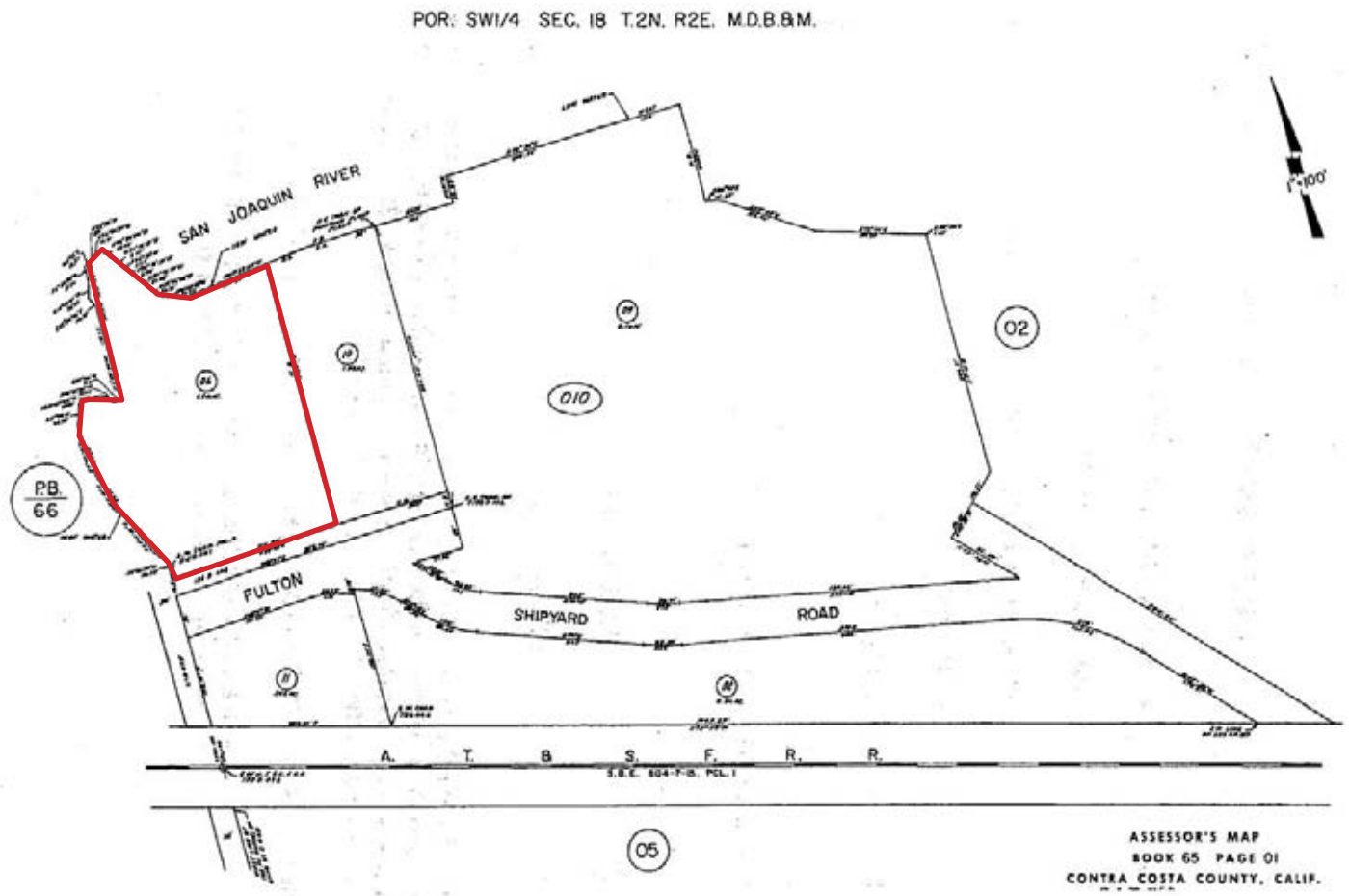
Properties 23-25



# EXHIBIT 1

Property 23 - APN 066-092-001









Attachment F

Commercial Broker Information

## EXHIBIT 1

### **Attachment F: Commercial Broker Information**

Aaron Meadows, Coldwell Banker Commercial Amaral & Associates, 925-625-5004. 14810 Highway 4 # A, Discovery Bay, California 94514  
[ameadows@coldwellbanker.com](mailto:ameadows@coldwellbanker.com)

Bill Hillis, Senior Vice President, Colliers International, 925-279-5578. 1850 Mt. Diablo Boulevard, Suite 200, Walnut Creek, California 94596.  
[bhills@colliersparrish.com](mailto:bhills@colliersparrish.com)

Stephen Rusher, Associate, Cornish & Carey Commercial Newmark Knight Frank, 925-974-0115. 1333 North California Boulevard, Suite 343, Walnut Creek CA 94596. [srusher@ccareynkf.com](mailto:srusher@ccareynkf.com)

Ben Weinstein, Citrine Advisors, 425 Fifteenth Street, Oakland, 94612.  
[bweinstein@citrineadvisors.com](mailto:bweinstein@citrineadvisors.com)

## EXHIBIT 2

[illegible]