

Attachment 4
Successor Agency to the former Santa Barbara County
Redevelopment Agency
Draft Long-Range Property Management Plan
976 Embarcadero Del Mar - aka “The Church”

This portion of the Long-Range Property Management Plan (LRPMP) for the Church Property located at 976 Embarcadero Del Mar (Attachment A – Map) includes all of the elements required by Health & Safety Code Section 34191.5(c) as well as the appropriate supporting documentation.

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

The property was acquired by the former Redevelopment Agency on June 4, 2008. The purchase price paid for the property, which represented its value at the time of purchase, was \$1,877,000. The estimated current value of the property is \$2,400,000, as further explained in Item (D) below.

(B) The purpose for which the property was acquired.

The property was purchased for the purpose of fulfilling the vision for the site identified in the Isla Vista Master Plan which was for the existing building to be demolished and the site to be unified with the surrounding Anisq ‘Oyo’ Park. The former Redevelopment Agency was dissolved before the intended vision could be carried out.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community or general plan.

The property is 24,215 square feet in size, designated as Assessor's Parcel No. 075-163-017 and is addressed as 976 Embarcadero Del Mar. Attachment A provides a map showing the location of the property. The site is zoned C-2 (Retail Commercial).

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

The estimated current value of the property is \$2,400,000. This valuation is based on an appraisal commissioned by the Successor Agency on July 10, 2013 prepared by Steve Schott of Schott & Company. A copy of the current appraisal is included herein as Attachment B.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

The property is currently developed with a church building. The building is currently vacant and no revenues are generated by the property.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

There is no known history of contamination at the subject site.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency.

Because of its limited size and remote location distant from other transit facilities, the property has limited potential for transit-oriented development. The Isla Vista Master Plan specifies that the site be converted to park space and unified with the surrounding Anisq 'Oyo' Park.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

The Church building was permitted on September 7, 1962 under permit no. 21913 and constructed in 1963. Several permits for various commercial uses were granted subsequent to 1962 but the most recent use of the site was that of a Church in July of 2011.

At the time the property was acquired by the former Redevelopment Agency on June 4, 2008, the Church building was occupied by St. Athanasius Church. Upon purchase of the property, the former RDA entered into a lease agreement with St. Athanasius Church which specified that the lease would terminate in July of 2011. St. Athanasius Church vacated at that time.

Use and Disposition [Health & Safety Code Section 34191.5(c)(2)]:

Address the use or disposition of all of the properties in the Community Redevelopment Property Trust Fund. Permissible uses include 1) Retention of the property for governmental use pursuant to subdivision (a) of Section 34181, 2) Retention of the property for future development, 3) Sale of the property, or 4) Use of the property to fulfill an enforceable obligation. The plan shall separately identify and list properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

(A) If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.

(B) If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in the bullet directly above, the proceeds from the sale shall be distributed as property tax to the taxing entities.

(C) Property shall not be transferred to a successor agency, city, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance.

Use and Disposition of the Property

The Church property shall be sold, and the Successor Agency may use the sale proceeds to fulfill an approved enforceable obligation, namely the 2008 Repayment Agreement between the Successor Agency and the County tied to the 2008 Certificates of Participation (COPs), which is allowed pursuant to Health & Safety Code Section 34191.5(c)(2)(B). The Church property was purchased with tax-exempt bond proceeds from the COPs. Because of federal law and restrictions in the Tax Certificate tied to the COPs, if the Church is sold for private commercial use, the sale would trigger a requirement for the County to defease (pay off) the associated 501(c)(3) COPs. The Successor Agency therefore needs to be able to use the sale proceeds to pay down the enforceable obligation of the 2008 Repayment Agreement. The County could then use those funds to pay off the associated 501(c)(3) COPs. Without these sale proceeds, the County would need to make a significant General Fund payment to pay off the associated 501(c)(3) COPs.

Attachments:

- A. Site Map
- B. Appraisal of Property dated July 10, 2013
- C. 2008 Repayment Agreement (Department of Finance and Oversight Board only)
- D. Tax Certificate for the 2008 Certificates of Participation (Department of Finance and Oversight Board only)

Attachment A – Site Map

