

Successor Agency to the Turlock Redevelopment Agency Meeting Agenda



MARCH 14, 2017
6:00 p.m.
City of Turlock Yosemite Room
156 S. Broadway, Turlock, California



Chairman
Gary Soiseth

Agency Members
Matthew Jacob
William DeHart, Jr.
Amy Bublak
Gil Esquer

Executive Director
Gary R. Hampton
Secretary
Jennifer Land
City Attorney
Phaedra A. Norton

NOTICE REGARDING NON-ENGLISH SPEAKERS: The Successor Agency to the Turlock Redevelopment Agency meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

EQUAL ACCESS POLICY: If you have a disability which affects your access to public facilities or services, please contact the City Clerk's Office at (209) 668-5540. The City is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the City to process and respond to your request.

NOTICE: Pursuant to California Government Code Section 54954.3, any member of the public may directly address the Successor Agency to the Turlock Redevelopment Agency on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the Agency's consideration of the item.

AGENDA PACKETS: Prior to the Successor Agency to the Turlock Redevelopment Agency meeting, a complete Agenda Packet is available for review on the City's website at www.cityofturlock.org and in the City Clerk's Office at 156 S. Broadway, Suite 230, Turlock, during normal business hours. Materials related to an item on this Agenda submitted to the Agency after distribution of the Agenda Packet are also available for public inspection in the City Clerk's Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

1. CALL TO ORDER

2. PUBLIC PARTICIPATION:

This is the time set aside for members of the public to directly address the Successor Agency to the Turlock Redevelopment Agency on any item of interest to the public, before or during the Agency's consideration of the item, that is within the subject matter jurisdiction of the Agency. You will be allowed five (5) minutes for your comments. If you wish to speak regarding an item on the agenda, you may be asked to defer your remarks until the Agency addresses the matter.

No action or discussion may be undertaken on any item not appearing on the posted agenda, except that the Agency may refer the matter to staff or request it be placed on a future agenda.

3. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

4. CONSENT CALENDAR:

Information concerning the consent items listed hereinbelow has been forwarded to each Agency Member prior to this meeting for study. Unless the Chairman, an Agency Member or member of the audience has questions concerning the Consent Calendar, the items are approved at one time by the Agency. The action taken by the Agency in approving the consent items is set forth in the explanation of the individual items.

- A. Motion: Accepting Minutes of Regular Meeting of the Successor Agency to the Turlock Redevelopment Agency of January 24, 2017

5. PUBLIC HEARINGS: None

6. SCHEDULED MATTERS:

- A. Request to approve the Successor Agency's Conveyance of a property (located at 301 Starr Avenue) to the City of Turlock, as the housing successor, pursuant to the Long Range Property Management Plan and taking related actions. (*Lorenzi*)

Recommended Action:

Resolution: Approving the Successor Agency's Conveyance of a property (located at 301 Starr Avenue) to the City of Turlock, as the housing successor, pursuant to the Long Range Property Management Plan and taking related actions

7. ADJOURNMENT



- 1. **CALL TO ORDER** – Chair Gary Soiseth called the meeting to order at 8:49 p.m.
PRESENT: Agency Members Gil Esquer, Bill DeHart, Amy Bublak, Matthew Jacob, and Chair Gary Soiseth
ABSENT: None

2. **PUBLIC PARTICIPATION:** None

3. **DECLARATION OF CONFLICT OF INTEREST AND DISQUALIFICATIONS:** None

4. **CONSENT CALENDAR**

Action: Motion by Agency Member Jacob, seconded by Agency Member DeHart, to adopt the consent calendar. Motion carried 5/0, by the following vote:

Agency Member Esquer	Agency Member DeHart	Agency Member Bublak	Agency Member Jacob	Chair Soiseth
Yes	Yes	Yes	Yes	Yes

- A. Motion: Accepting Minutes of Regular Meeting of the Successor Agency to the Turlock Redevelopment Agency of October 11, 2016

5. **PUBLIC HEARINGS:** None

6. **SCHEDULED MATTERS:**

Mayor Soiseth noted Items 6A and 6B would be handled concurrently.

- A. Senior Accountant Marie Lorenzi presented the staff report on the request to approve a Recognized Obligation Payment Schedule for the fiscal period from July 1, 2017 through June 30, 2018 (ROPS 17-18) pursuant to Health and Safety Code Section 34177 and taking certain actions in connection therewith.

Chair Soiseth opened public participation. No one spoke. Chair Soiseth closed public participation.

Action: Resolution No. SA-RDA-2017-001: Approving a Recognized Obligation Payment Schedule for the fiscal period from July 1, 2017 through June 30, 2018 (ROPS 17-18) pursuant to Health and Safety Code Section 34177 and taking certain actions in connection therewith as introduced by Agency Member DeHart, seconded by Agency Member Esquer, and carried 5/0 by the following vote:

Agency Member Esquer	Agency Member DeHart	Agency Member Bublak	Agency Member Jacob	Chair Soiseth
Yes	Yes	Yes	Yes	Yes





DRAFT

MINUTES

Successor Agency to the Turlock Redevelopment Agency

January 24, 2017

Page 2

- B. Senior Accountant Marie Lorenzi presented the staff report on the request to approve proposed administrative budgets for the six-month fiscal periods from July 1, 2017 through December 31, 2017 and from January 1, 2018 through June 30, 2018, and taking certain related actions.

Chair Soiseth opened public participation. No one spoke. Chair Soiseth closed public participation.

Action: **Resolution No. SA-RDA-2017-002:** Approving proposed administrative budgets for the six-month fiscal periods from July 1, 2017 through December 31, 2017 and from January 1, 2018 through June 30, 2018, and taking certain related actions as introduced by Agency Member DeHart, seconded by Agency Member Esquer, and carried 5/0 by the following vote:

Agency Member Esquer	Agency Member DeHart	Agency Member Bublak	Agency Member Jacob	Chair Soiseth
Yes	Yes	Yes	Yes	Yes

7. ADJOURNMENT

Motion by Agency Member Esquer, seconded by Agency Member DeHart, to adjourn the Successor Agency meeting at 8:55 p.m.

RESPECTFULLY SUBMITTED

Jennifer Land
Secretary/City Clerk



DRAFT

Successor Agency Staff Report

March 14, 2017



6A



From: Marie Lorenzi, Senior Accountant
Prepared by: Marie Lorenzi, Senior Accountant
Agendized by: Gary R. Hampton, Executive Director

1. ACTION RECOMMENDED:

Resolution: Approving the Successor Agency's Conveyance of a property (located at 301 Starr Avenue) to the City of Turlock, as the housing successor, pursuant to the Long Range Property Management Plan and taking related actions

2. SYNOPSIS:

Approving conveyance of 301 Starr Avenue from the Successor Agency (SA) to the City of Turlock pursuant to the Successor Agency's California Department of Finance (DOF) approved Long Range Property Management Plan.

3. DISCUSSION OF ISSUE:

Prior to the dissolution of the former Turlock Redevelopment Agency (RDA), RDA low-moderate income housing funds were used to purchase a parcel located at 301 Starr Avenue. This property is currently being leased to Haven Women's Center. At the time of purchase, the property was titled to the RDA and not the City.

At the time of dissolution, one of the options available for the disposition of the assets and activities related to the RDA housing funds was for the RDA's sponsoring entity to take over these activities and assets. In 2012, during the initial dissolution process, the City of Turlock exercised the option of becoming the successor for the activities related to affordable housing that were previously performed by the RDA.

One of the requirements of the dissolution process was the preparation of a Long Range Property Management Plan (LRPMP) by the SA for submittal to DOF. The LRPMP was the means of identifying real property owned by the former RDA and transferred to the SA as part of the dissolution process. Since the Starr parcel was titled to the RDA when purchased, it was included in the LRPMP which was submitted to DOF for their review and approval.

In October 2015, the SA received DOF's letter of determination – a copy of which is attached to this report. The first bullet point in the letter refers to the Starr property and notes that the title to the property should be transferred to the City who, upon

jam

dissolution, became the Successor for housing activities and assets of the former RDA. The Resolution currently before the Board authorizes and directs the Successor Agency to convey the Starr Avenue property to the City of Turlock.

4. BASIS FOR RECOMMENDATION:

In the California Department of Finance's (DOF) letter of determination approving the Successor Agency's (SA) Long Range Property Management Plan, DOF notes that the property at 301 Starr Avenue was originally purchased using Redevelopment Agency Low-Moderate Income Housing Funds and that the Agency should transfer ownership of this property to the City of Turlock acting as the Housing Successor to the former Redevelopment Agency.

At their January 25, 2017 Board meeting the Oversight Board for the Successor Agency authorized and directed the Successor Agency to convey this parcel to the City. The Resolution approved by the Oversight Board is attached as Exhibit A.

5. POLICY GOAL AND IMPLEMENTATION PLAN INITIATIVE:

Not specifically identified within the Mayor and City Council Policy Goals and Implementation Plan as this item pertains to the conveyance of property.

6. FISCAL IMPACT / BUDGET AMENDMENT:

There is no fiscal impact to the Successor Agency of this action as the property has been managed by the City of Turlock since dissolution. The action formalizes the ownership of the parcel located at 301 Starr Avenue and allows the City's finance Staff to remove this parcel from the Successor Agency's financial statements and record it as an asset in the City's financial statements.

7. EXECUTIVE DIRECTOR'S COMMENTS

Recommend Approval.

8. ENVIRONMENTAL DETERMINATION:

N/A

9. ALTERNATIVES:

A. No alternatives are recommended as the requested action is at the direction of the CA Department of Finance as part of the dissolution process related to the former Turlock Redevelopment Agency.

**BEFORE THE SUCCESSOR AGENCY TO THE
TURLOCK REDEVELOPMENT AGENCY**

**IN THE MATTER OF APPROVING THE }
SUCCESSOR AGENCY'S CONVEYANCE }
OF A PROPERTY (LOCATED AT 301 }
STARR AVENUE) TO THE CITY OF }
TURLOCK, AS THE HOUSING }
SUCCESSOR, PURSUANT TO THE LONG }
RANGE PROPERTY MANAGEMENT }
PLAN AND TAKING RELATED ACTIONS }**

RESOLUTION NO. SA-RDA-2017-_____

WHEREAS, pursuant to AB X1 26 (enacted in June 2011), and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, 53 Cal. 4th 231 (2011), the Turlock Redevelopment Agency (the "Former Agency") was dissolved as of February 1, 2012, and the Successor Agency was established, and the Oversight Board to the Successor Agency (the "Oversight Board") was constituted; and

WHEREAS, AB X1 26 added Part 1.8 (commencing with Section 34161) and Part 1.85 (commencing with Section 34170) to Division 24 of the Health and Safety Code ("HSC"); and such Parts 1.8 and 1.85, together with any amendments and supplements thereto enacted from time to time, are collectively referred to herein as the "Dissolution Act"; and

WHEREAS, pursuant to the Dissolution Act, the Successor Agency is tasked with winding down the affairs of the Former Agency; and

WHEREAS, pursuant to HSC Section 34175(b), all real properties of the Former Agency transferred to the control of the Successor Agency by operation of law; and

WHEREAS, the Oversight Board adopted Resolution No. OB-2013-008, on November 13, 2013, approving a long-range property management plan (the "Submitted LRPMP") which addresses the disposition of the real properties owned by the Successor Agency; and

WHEREAS, the California State Department of Finance (the "DOF") issued an approval letter on October 20, 2015 (the "DOF Approval Letter"), indicating that the DOF has reviewed and approved the Submitted LRPMP, with certain DOF-directed modifications (the Submitted LRPMP, as modified per the DOF Approval Letter, being referred herein as the "LRPMP"); and

WHEREAS, pursuant to the Dissolution Act, the LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all real property assets of the Former Agency; and

WHEREAS, listed as Property No. 1 on the LRPMP is a property with the address of 301 Starr Avenue (the "Property"); and

WHEREAS, pursuant to the LRPMP (as modified by the DOF Approval Letter), the Successor Agency shall transfer the Property to the City of Turlock (the "City"), in the City's capacity as the housing successor (the "Housing Successor") under HSC Section 34176 and Resolution No. 2012-009, adopted by the City Council of the City on January 10, 2012; and

WHEREAS, pursuant to HSC Section 34191.5(f), this Resolution implementing the disposition of the Property pursuant to the LRPMP shall become effective upon adoption, without any requirement for submission to the DOF for additional review; and

WHEREAS, on January 25, 2017, the Oversight Board adopted Resolution No. OB 2017-001 (the "Oversight Board Resolution"), directing the Successor Agency to complete the transfer of the Property to the City, as the Housing Successor; and

WHEREAS, the Successor Agency desires to execute a Quitclaim Deed (the "Deed"), in substantially the form attached as Attachment A to the Oversight Board Resolution, to effect the transfer of the Property;

NOW, THEREFORE, the Board of Directors of the Successor Agency to the Turlock 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 conveyance of the Property by the Successor Agency to the City, as the Housing Successor, is hereby authorized and approved. Each of the Chair, the Vice Chair, or the Executive Director of the Successor Agency, acting individually, is hereby authorized to execute and deliver, for and in the name of the Successor Agency, a quitclaim deed (the "Deed"), substantially in the form attached as Attachment A to the Oversight Board Resolution, to effect and evidence such conveyance.

Section 3. The officers and Staff members of the Successor Agency are hereby authorized, jointly and severally, to do all things (including but not limited to the execution of any certificates or other instruments) which they may deem necessary or proper to effectuate the purposes of the Deed and this Resolution, and any such actions previously taken are hereby ratified and confirmed.

PASSED AND ADOPTED at a regular meeting of the Board of Directors of the Successor Agency to the Turlock Redevelopment Agency at its meeting held on 14th day of March, 2017, by the following vote:

AYES:

NOES:

NOT PARTICIPATING:

ABSENT:

ATTEST:

Jennifer Land, Secretary
Successor Agency to the
Turlock Redevelopment Agency

BEFORE THE OVERSIGHT BOARD TO THE
SUCCESSOR AGENCY TO THE TURLOCK REDEVELOPMENT AGENCY

IN THE MATTER OF APPROVING THE }
 SUCCESSOR AGENCY'S CONVEYANCE }
 OF A PROPERTY (LOCATED AT 301 }
 STARR AVENUE) TO THE CITY OF }
 TURLOCK, AS THE HOUSING }
 SUCCESSOR, PURSUANT TO THE }
 LONG RANGE PROPERTY MANAGEMENT }
 PLAN AND TAKING RELATED ACTIONS }

RESOLUTION NO. OB-2017-001

WHEREAS, pursuant to AB X1 26 (enacted in June 2011), and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, 53 Cal. 4th 231 (2011), the Turlock Redevelopment Agency (the "Former Agency") was dissolved as of February 1, 2012, and the Successor Agency was established, and the Oversight Board to the Successor Agency (the "Oversight Board") was constituted; and

WHEREAS, AB X1 26 added Part 1.8 (commencing with Section 34161) and Part 1.85 (commencing with Section 34170) to Division 24 of the Health and Safety Code ("HSC"); and such Parts 1.8 and 1.85, together with any amendments and supplements thereto enacted from time to time, are collectively referred to herein as the "Dissolution Act"; and

WHEREAS, pursuant to the Dissolution Act, the Successor Agency is tasked with winding down the affairs of the Former Agency; and

WHEREAS, pursuant to HSC Section 34175(b), all real properties of the Former Agency transferred to the control of the Successor Agency by operation of law; and

WHEREAS, the Oversight Board adopted Resolution No. OB-2013-008, on November 13, 2013, approving a long-range property management plan (the "Submitted LRPMP") which addresses the disposition of the real properties owned by the Successor Agency; and

WHEREAS, the California State Department of Finance (the "DOF") issued an approval letter on October 20, 2015 (the "DOF Approval Letter"), indicating that the DOF has reviewed and approved the Submitted LRPMP, with certain DOF-directed modifications (the Submitted LRPMP, as modified per the DOF Approval Letter, being referred herein as the "LRPMP"); and

WHEREAS, pursuant to the Dissolution Act, the LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all real property assets of the Former Agency; and

WHEREAS, listed as Property No. 1 on the LRPMP is a property with the address of 301 Starr Avenue (the "Property"); and

WHEREAS, pursuant to the LRPMP (as modified by the DOF Approval Letter), the Successor Agency shall transfer the Property to the City of Turlock (the "City"), in the City's

capacity as the housing successor (the "Housing Successor") under HSC Section 34176 and Resolution No. 2012-009, adopted by the City Council of the City on January 10, 2012; and

WHEREAS, pursuant to HSC Section 34191.5(f), this Resolution implementing the disposition of the Property pursuant to the LRPMP shall become effective upon adoption, without any requirement for submission to the DOF for additional review.

NOW, THEREFORE, the Oversight Board for the Successor Agency to the Turlock 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 Oversight Board hereby authorizes and directs the Successor Agency to complete the transfer of the Property to the City, as the Housing Successor, in accordance with the LRPMP and authorizes the Successor Agency to execute and deliver a quitclaim deed (the "Deed"), substantially in the form attached as Attachment A, for such transfer.

Section 3. The members of this Oversight Board and the Staff of the Successor Agency are hereby authorized, jointly and severally, to do all things which they may deem necessary or proper to effectuate the purposes of this Resolution.

Section 4. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED by the Oversight Board to the Successor Agency to the Turlock Redevelopment Agency at its special meeting held on the 25th day of January, 2017, by the following vote:

AYES: Board Members Hampton, Taylor, Chiesa, Rojas, and Chair Soiseth
NOES: None
NOT PARTICIPATING: None
ABSENT: Board Members Soiseth and Boyd

ATTEST:


Jennifer Land, Board Secretary

ATTACHMENT A
FORM OF QUITCLAIM DEED
(see attached)

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

City of Turlock
156 South Broadway, Suite 110
Turlock, CA 95380
Attention: City Clerk

APN: 042-022-083

[SPACE ABOVE FOR RECORDER'S USE ONLY]

This transfer is exempt from Documentary Transfer Tax pursuant to Revenue & Taxation Code Section 11922, and exempt from Recording Fees pursuant to California Government Code Section 6103.

QUITCLAIM DEED

The SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF TURLOCK ("Successor Agency") does hereby remise, release and forever quitclaim to the CITY OF TURLOCK, CALIFORNIA, in its capacity as the housing successor the former Turlock Redevelopment Agency pursuant to Health and Safety Code Section 34176 ("City"), the land and located in the County of Stanislaus, State of California, more particularly described on Exhibit A attached hereto and incorporated herein by reference and all improvements thereon (collectively, the "Property").

SUBJECT TO: general and special real property taxes and assessments and supplemental assessments for the current fiscal year;

FURTHER SUBJECT TO: all liens, encumbrances, easements, rights of way, covenants, conditions, restrictions, reservations and all other matters of record, and the following conditions, covenants and agreements.

1. The City covenants by and for itself or its successor, heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the California Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the California Government Code, in the sale, lease, sublease, transfer, use, occupancy,

tenure or enjoyment of the premises herein conveyed, nor shall the City, or any person claiming under or through it, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the premises herein conveyed.

Notwithstanding the immediately preceding paragraph, with respect to familial status, said paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the California Government Code. With respect to familial status, nothing in said paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the California Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the California Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the California Government Code shall apply to said paragraph.

2. All deeds, leases or contracts entered into with respect to the Property shall contain or be subject to substantially the following nondiscrimination/ nonsegregation clauses:

(a) In deeds: "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the California Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the California Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself or herself, or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.

Notwithstanding the immediately preceding paragraph, with respect to familial status, said paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the California Government Code. With respect to familial status, nothing in said paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the California Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the California Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the California Government Code shall apply to said paragraph."

(b) In leases: "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: That there shall be no discrimination against or segregation of any person or

group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the California Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the California Government Code, in the leasing, subleasing, transferring, use or occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants or vendees in the premises herein leased.

Notwithstanding the immediately preceding paragraph, with respect to familial status, said paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the California Government Code. With respect to familial status, nothing in said paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the California Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the California Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the California Government Code shall apply to said paragraph."

(c) In contracts: "The contracting party or parties hereby covenant by and for himself or herself and their respective successors and assigns, that there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the California Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the California Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the contracting party or parties, any subcontracting party or parties, or their respective assigns or transferees, establish or permit any such practice or practices of discrimination or segregation.

Notwithstanding the immediately preceding paragraph, with respect to familial status, said paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the California Government Code. With respect to familial status, nothing in said paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the California Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the California Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the California Government Code shall apply to said paragraph."

3. All covenants and agreements contained in this Quitclaim Deed shall run with the land and shall be binding for the benefit of the Successor Agency and its successors and assigns and such covenants shall run in favor of the Successor Agency and for the entire period during which the covenants shall be in force and effect as provided in the Agreement, without regard to whether the Successor Agency is or remains an owner of any land or interest therein to which such covenants relate. The Successor

Agency, in the event of any breach of any such covenants, shall have the right to exercise all of the rights and remedies provided herein or otherwise available, and to maintain any actions at law or suits in equity or other property proceedings to enforce the curing of such breach. The covenants contained in this Quitclaim Deed shall be for the benefit of and shall be enforceable only by the Successor Agency and its successors and assigns.

4. The covenants contained in Paragraphs 1 and 2 of this Quitclaim Deed shall remain in effect in perpetuity except as otherwise expressly set forth therein.

5. This Quitclaim Deed may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, Successor Agency has executed this Quitclaim Deed as of the date set forth below.

Dated: _____, 201__

**SUCCESSOR AGENCY OF THE TURLOCK
REDEVELOPMENT AGENCY**

By: _____
Print Name: _____
Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)

On _____, before me, _____,
(insert name and title of the officer)

Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

Exhibit A

(to Quitclaim Deed)

LEGAL DESCRIPTION

The land referred to in this Quitclaim Deed is situated in the State of California, County of Stanislaus, and is described as follows:

All of Parcel 3 as per map filed February 26, 1969 in Volume 6 of Parcel Maps, at page 80, Stanislaus County Records, M.D.B.& M., a portion of Lot 16 and all of lot 17 of Block 615 of Bel-Air Manor No. 2 as per map filed November 20, 1958 in Volume 19 of Maps at page 10, Stanislaus County Records, State of California more particularly described as follows:

Beginning at the South East Corner of Lot 17 of said Bel-Air Manor No. 2 and being the TRUE POINT OF BEGINNING, Thence North 89° 32' 30" West, 170.02 feet, parallel with the centerline of Starr Avenue, Thence North 0°27' 30" East, 150.00 feet, Thence South 89°32' 30" East. 170.84 feet, parallel with the centerline of Starr Avenue, Thence South 0° 39' 00" West, 150.00 feet, to the TRUE POINT OF BEGINNING.

Pursuant to Lot Line Adjustment No. 96-10 recorded October 11, 1996, as Instrument 96-0086451 of Official Records.

APN: 042-022-083

(End of Legal Description)

CERTIFICATE OF ACCEPTANCE

(California Government Code Section 27281)

This is to certify that the interest in real property conveyed to the City of Turlock (the "City"), in its capacity as the housing successor to the Former Turlock Redevelopment Agency pursuant to Health and Safety Code Section 34176 (the "Housing Successor"), by that certain Quitclaim Deed, dated _____, 2017, executed by the Successor Agency of the Turlock Redevelopment Agency, is hereby accepted by the undersigned officer on behalf of the City pursuant to the authority conferred by Resolution No. _____ of the City Council of the City, adopted on _____, 2017, and the City consents to the recordation thereof by its duly authorized officer.

Dated: _____, 2017

**CITY OF TURLOCK,
as the Housing Successor**

By: _____

Print Name: _____

Title: _____



October 20, 2015

Ms. Marie Lorenzi, Senior Accountant
City of Turlock
156 South Broadway, Suite 110
Turlock, CA 95380

Dear Ms. Lorenzi:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the Turlock Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on July 17, 2015. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on April 26, 2013. Further, based on our review and application of the law, we are approving the Agency's use or disposition of all the properties listed on the LRPMP.

Finance notes the following, which does not require a submittal of a revised LRPMP.

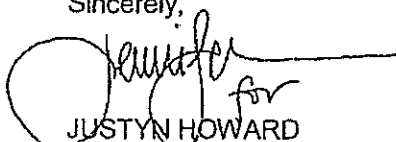
- Property No. 1 – This property is located at 301 Starr Avenue. Since the Agency purchased this property with Low-Moderate Income Housing Funds, the Agency should transfer this property to the Housing Successor pursuant to an Oversight Board action.
- Properties Nos. 2 through 5 – Title for these properties are held by the City of Turlock, not the Agency. Therefore, it was not necessary for the Agency to list these properties on the LRPMP.

In accordance with HSC section 34191.4, upon receiving a Finding of Completion from Finance and approval of a LRPMP, all real property and interests in real property shall be transferred to the Community Redevelopment Property Trust Fund of the Agency, unless that property is subject to the requirements of an existing enforceable obligation. Pursuant to HSC section 34191.3 the approved LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all the real property assets of the former redevelopment agency.

Ms. Marie Lorenzi
October 20, 2015
Page 2

Please direct inquiries to Wendy Griffe, Supervisor, or Jared Smith, Lead Analyst, at
(916) 445-1546.

Sincerely,



JUSTYN HOWARD
Program Budget Manager

cc: Ms. Kellie Weaver, City Clerk, City of Turlock
Ms. Lauren Klein, Auditor-Controller, Stanislaus County