City of Oceanside

ITEM NO. 7

Office of the City Manager

Memorandum

DATE: **August 27, 2013**

TO: **Oversight Board**

FROM: **John W. Helmer, Downtown Area Manager**

SUBJECT: **Update on Long Range Property Management Plan**

On June 11, 2013 the Oversight Board adopted a resolution approving a Long Range Property Management Plan (LRPMP) addressing the disposition of Oceanside's former redevelopment agency's four remaining properties. The LRPMP was sent to the State Department of Finance that same day. DOF approval of the LRPMP is a key milestone in completing the unwinding the affairs of the redevelopment agency and is still pending as of this date.

Since that time, DOF staff has asked for some clarifications and a number of additional documents all of which have been provided. Most of the additional information or documents requested dealt with the development and dissolution agreement (DDA) with SD Malkin for what the LRPMP referred to as Parcel 1, Pacific Street Lots. Other questions dealt with the outstanding redevelopment bonds. Staff is confident that it has been very responsive to all DOF requests.

The following is an update on the four LRPMP properties:

Parcel 1, Pacific Street Lots. The City Attorney has been working with SD Malkin's attorneys on the DDA amendments. Staff anticipates that the DDA amendment will be taken to the Oversight Board and City Council for approvals within sixty days after the Department of Finance's approval of the LRPMP

Parcel 2, Parking Lot 23. Staff has sent Requests for Qualifications to a number of development teams to develop Lot 23 into a mixed-use parking structure. This structure would have 300-500 parking spaces plus commercial and residential uses. After conducting interviews, staff is currently working with the top two developer team candidates on more detailed information that would lead to approval of one team with which the City would enter into a DDA for development of the site. Approval of the DDA is anticipated in fall of 2013 pending approval of the LRPMP.

Parcel 3, 801 North Coast Highway and Parcel 4, 900 Block of North Coast Highway. Both of these properties are scheduled to be sold at a public auction on September 4, 2013 to be conducted at City Hall. The auction has been widely advertised in San Diego, Orange and Los Angeles counties and staff anticipates a fair amount of interest in both properties. The sales will be made contingent upon DOF approval of the LRPMP.