AMENDMENT #1 TO THE REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN

December 14, 2015
Subject: Amendment #1 to Revised Long Range Property Management Plan

Honorable Chair and Members of the Oversight Board:

The California State Senate introduced and the Governor signed Senate Bill 107 (“SB 107”) into law on September 22, 2015 which contains significant changes to redevelopment dissolution laws affecting the Long Range Property Management Plan.

Specifically, section 34191.3 (b) allows Successor Agency’s whose Long Range Property Management Plan (LRPMP) was approved prior to January 1, 2016 to amend the LRPMP once solely to allow for retention of real properties that constitute parking facilities and lots dedicated solely to public parking. Per SB 107, the amendment must occur prior to July 1, 2016.

The City of Bellflower Successor Agency submitted a Revised Long Range Property Management Plan (“Revised LRPMP”) to the Department of Finance on December 18, 2013, which was subsequently approved on January 17, 2014. Among the fourteen (14) map reference properties listed on the Revised LRPMP, map reference #11, located at 9847 Belmont Street, meet the definition of parking facilities dedicated for public parking. Therefore, the Successor Agency is recommending the following change to the estimated value and disposition of the property:

**Proposed Change to Map Reference #11:**

<table>
<thead>
<tr>
<th>Map Ref</th>
<th>Assessor Parcel Number</th>
<th>Address</th>
<th>Estimated Current Value</th>
<th>Recommended Disposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>7109-011-909</td>
<td>9847 Belmont Street</td>
<td>$0</td>
<td>Transfer to City and retain</td>
</tr>
</tbody>
</table>

**Previous Map Reference #11:**

<table>
<thead>
<tr>
<th>Map Ref</th>
<th>Assessor Parcel Number</th>
<th>Address</th>
<th>Estimated Current Value</th>
<th>Recommended Disposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>7109-011-909</td>
<td>9847 Belmont Street</td>
<td>$108,900</td>
<td>Sell</td>
</tr>
</tbody>
</table>

If approved by the Oversight Board and the Department of Finance, the proposed change will constitute as the Amendment #1 to the Successor Agency’s Revised Long Range Property Management Plan.

Sincerely,

Leo L. Mingle, Jr.
Executive Director
### Background Information

- **Map Reference**: 11
- **Address**: 9847 Belmont Street  
  (Primary street frontage: Adenmoor Ave. & Belmont St.)
- **Assessor Parcel Number(s)**: 7109-011-090
- **Current Zoning**: Commercial
- **Current Use**: Public parking lot
- **Original Seller**: Chester A. and Frances J. Stewart
- **Original Appraised Value**: (No records available)
- **Purchase Price**: $260,000
- **Primary and Supplemental Funding Sources**: Tax Increment

**Property History**
The property was acquired by the Bellflower Redevelopment Agency on March 17, 2004. It was previously occupied by blighted commercial buildings and was acquired to eliminate blighting conditions in the Town Center. The property is adjacent to the Public Plaza, developed as part of the Town Center Specific Plan, and provides parking for public events at the Plaza and commercial uses in the area. The City does not charge for parking at this site.

### Parcel Information

- **Land Description**
  - Lot Size: 7,260 SF (0.17 acres)
  - Topography: Level
  - Known Drainage Issues: None
  - Known Ground Stability Issues: None

- **Building Description**
  - No. of Buildings: None
  - Building Area: N/A
  - Construction Type: N/A
  - Year Built: N/A
  - Improvement Data: N/A
  - Vehicle Parking: N/A
### Agency Revenue

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
<th>x</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is Agency receiving lease or rental income for the private use of the property?</td>
<td>Yes</td>
<td>No</td>
<td>x</td>
</tr>
<tr>
<td>If Yes, indicate amount of Agency’s annual rent/lease income</td>
<td>$</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Environmental

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
<th>x</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have any environmental tests or assessments been performed on the property?</td>
<td>Yes</td>
<td>No</td>
<td>x</td>
</tr>
<tr>
<td>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If Yes, describe the current environmental condition of the site</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Has the property been designated as a “Brownfield” site?</td>
<td>Yes</td>
<td>No</td>
<td>x</td>
</tr>
<tr>
<td>If No, would the property qualify for such a Brownfield designation?</td>
<td>Yes</td>
<td>No</td>
<td>x</td>
</tr>
<tr>
<td>Describe any remediation work performed on the property.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Removal of lead and asbestos when original building demolished.

### Previous Development Proposals

<table>
<thead>
<tr>
<th>Question</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.</td>
<td></td>
</tr>
</tbody>
</table>
### Estimate of Current Property Value

As public parking it has no commercial value.

### Reuse Assessment and Recommended Action

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Describe the property’s potential for transit-oriented development.</td>
<td>Moderate potential. The property is close to the proposed Orange Line light rail project and is within walking distance of proposed Transit Center site at Bellflower Boulevard, north of Greenway Street.</td>
</tr>
<tr>
<td>Describe the reuse potential of the property in terms of advancing the Successor Agency’s planning objectives.</td>
<td>The property’s current use as public parking is consistent with the Town Center District Specific Plan that enhances access to the downtown and encourages the development of public attractions.</td>
</tr>
<tr>
<td>Recommended action:</td>
<td>Transfer to the City.</td>
</tr>
</tbody>
</table>
ESTIMATE OF CURRENT PROPERTY VALUE

MAP REFERENCE: 11

PROPERTY ADDRESS: 9847 Belmont Street

ASSESSOR PARCEL NUMBER: 7109-011-909

PROPERTY DESCRIPTION

LAND:

Area: 7,260 SF, 0.17AC

Primary Frontage: Adenmoor Avenue, Belmont Street

Topography: Level

Drainage: No issues known

Environmental Hazards: None

Ground Stability: No issues

BUILDING

General Property Type: Public Parking Area

Number of Buildings: None

Building Area: NA

Construction Type: NA

Year Built: NA

Improvement Date: NA

Parking Space: None Required

PROPERTY HISTORY

The property was acquired by the Bellflower Community Development Agency March 17, 2004. It was previously occupied by blighted commercial buildings and was acquired to eliminate blighting conditions in the Town Center. The property is adjacent to the Public Plaza, developed as part of the Town Center Specific Plan, and provides parking for public events at the Plaza and for commercial uses in the area. There is no charge by the City for parking at this site.
ESTIMATED CURRENT VALUE

The property is a public parking facility in the Town Center. No income is derived from this site by the City or the Successor Agency. As a designated site used solely for free public parking, the property will have no commercial value.