

# Successor Agency Asset Update

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COUNTYWIDE OVERSIGHT BOARD / JULY 30, 2019

# Summary

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## Of the 25 Successor Agencies in Orange County:

- 5 have completed last and final ROPS (Brea, Lake Forest, San Clemente, Tustin, Yorba Linda)
- 4 reported they had no properties at the time of LRPMP submission or were exempt from filing LRPMPs due to their lack of properties (Costa Mesa, Cypress, Irvine, Mission Viejo)
- 9 reported that they no longer have any properties, as all have been transferred or sold since LRPMP submission (County of Orange, Buena Park, Fountain Valley, Huntington Beach, La Palma, Placentia, San Juan Capistrano, Stanton, Westminster)
- 7 continue to hold properties with enforceable obligations, which were listed in the LRPMP for future use and/or development, or are otherwise still held by the Successor Agency:

- Anaheim
- Fullerton
- Garden Grove
- La Habra

- City of Orange
- Santa Ana
- Seal Beach

# Remaining Properties

	Number of Properties	Types of Properties	Use Plan / Disposition
<b>Anaheim</b>	16 (36 parcels)	Governmental use, future development	Retain / sell for economic development, government use, public use, and eliminating unsuitable uses
<b>Fullerton</b>	5 (26 parcels)	Entertainment, public use, commercial	To be retained by City for economic development
<b>Garden Grove</b>	3 (25 parcels)	Entertainment, commercial, vacant	Retain / sell for economic development
<b>La Habra</b>	1	Parking/public use	Sell after debt obligation on this parcel expires at the end of the year. It is part of the parking lot of the La Habra Marketplace
<b>Orange</b>	1	Vacant lot	Retain / sell for <del>economic development or public use</del> government use (Corrected: July 29, 4:45 PM)
<b>Santa Ana</b>	4	Vacant lot	Three of the properties are currently under RFP for purchase and development
<b>Seal Beach</b>	3 (2 parcels)	Government use, public use, vacant	Retain for government use, public use, and enforceable obligations

# Anaheim Properties

11 sites with 31 parcels that are identified for future development

LRPMP Site #4 consists of 6 parcels.

LRPMP Site #10 consists of 3 parcels.

LRPMP Site #16 consists of 8 parcels.

LRPMP Site #21 consists of 4 parcels.

All other sites consist of 1-2 parcels.

Anaheim Successor Agency Parcels		
LRPMP Site #	Location	Size
2	Lemon n/o SR-91	1.3 acres
4	SEC Anaheim/Ball	8.7 acres
5	Anaheim & Vermont	0.2 acres
8	Euclid/Lincoln Triangle	52,000 sf
10	Loara & manchester Ct	97,247 sf
11	Lincoln & Manchester	21,605 sf
15	Walnut Grove Medical Center	2.3 acres
16	Westgate Center	25 acres
18	Wildan Building	1.16 acres
19	Wilshire & Lincoln	69,170 sf
21	Bellevue & South	13,917 sf

\*On a long term lease

\*remnant

# Additional Anaheim Properties

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The Anaheim Successor Agency has the following 5 parcels that are retained for governmental use or are identified for future development, though they are not developable on their own.

50	036-131-27	.21 acre	*remnant
51	071-363-62	250 sq ft	*remnant
53	072-476-34	346 sq ft	*remnant
54	072-477-14	35 sq ft	*remnant
55	072-484-21	.11 acre	*remnant

Via the City of Anaheim's GIS, properties 50, 51, and 53 are currently zoned residential while 54 and 55 are marked as N/A.

# Fullerton Properties

5 Asset Areas with multiple parcels to be retained by city for future economic development

Asset No. per LRPMP	Address/Description	APN
Asset #2	Fox Block Theatre Complex	029-033-20 029-033-21 combined to 029-033-39
Asset #3	Fox Block Peck Parking Structure Site	029-033-09 029-033-10 029-033-27 029-033-28 029-033-35
Asset #4	Fox Block Public Parking Lot	029-033-03 029-033-04 029-033-05 029-033-06

Asset #8	Amerige Court Site	032-232-13 032-232-29 032-234-28
Asset #14	Fullerton Transportation Center	033-030-14 033-030-17 033-030-18 033-031-23 033-031-24 033-031-26 033-031-29 033-031-37 033-031-39 033-031-40 033-031-27 033-032-23 033-030-19

# Garden Grove Properties

2 project areas with multiple parcels and enforceable obligations and 4 other miscellaneous parcels to be sold:

	<b>Parcels</b>	<b>Property Type</b>	<b>Current Status</b>
<b>Brookhurst Triangle (ROPS Item No. 22)</b>	11 parcels	Multiphase mixed-use project with a build out of a minimum of 80,000 square feet and up to 200,000 square feet of commercial/retail space, and a maximum of 600 residential units and a hotel.	The Brookhurst Triangle project is proceeding. Kia vacated in April 2019. Successor Agency is currently working with Gas Company and Southern California Edison to cap their respective utilities so demolition work can proceed; upon completion, the properties will be conveyed to the developer per the Disposition and Development Agreement (DDA) for Phase II of the project.
<b>Site B2 DDA (ROPS Item No. 20)</b>	10 parcels on Harbor Blvd. and Thackery Dr.	Affordable housing rental project	Site B2 is underway. Developer is in the midst of the project entitlements, including CEQA and technical studies.
<b>Miscellaneous Parcels (4)</b>	Landscaping	Landscaping	To be sold (APN 100-504-74)
	13052 Century Blvd	Auto smog test center	To be sold (APN 099-091-15)
	Acacia Pkwy	Vacant	To be sold (APN 089-201-32)
	12311 Thackery Dr	Vacant	To be sold (APN 231-471-23)

# La Habra Property

The remaining debt obligation on this single remaining 2.84-acre parcel (APN 018-381-64) expires at the end of the year.

HSC 34191.5 (c)(2)		
Property Type	Permissable Use	Permissable Use Detail
Parking Lot/Building	Sale of Property	Approved RDA Plan

HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	
Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired
5/30/1999	\$ 2,500,000	\$2,500,000	Mello-Roos Debt Obligation	Feb-90	\$2,500,000	Unknown	La Habra Marketplace Parking



# Orange Property

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One remaining parcel, APN 386-463-12, is a vacant lot.

The request to transfer this parcel came before the Countywide Oversight Board on January 22, 2019 as Agenda Item No. 4A.

- The Board did not approve the requested transfer
- The Board directed the Successor Agency to not return with the item until after appraising the value of the property and analyzing financial options regarding the property

# Santa Ana Properties

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Of the five parcels listed in the LRPMP, one sold (a parking lot at 830 N. Parton St.). Consequently, the Successor Agency currently still owns the following four parcels:

	<b>Property Type</b>	<b>Current Status</b>
921 N. Flower St.	Vacant Lot	4,492 sq. ft. vacant Lot. Zoned for Professional.  Listed for sale and development.
842 N. Garnsey St.	Vacant Lot	5,945 sq. ft. vacant Lot. Zoned for Professional.  Listed for sale and development.
915 N. Flower St.	Vacant Lot	1,426 sq. ft. vacant Lot. Zoned for Professional.  Listed for sale and development.
No Street Address (SW corner of Main St. and 3rd St.)	Parking Lot	27,830 sq. ft. parking lot. Intended for future development.

# Seal Beach Properties

Three properties consisting of two parcels listed on LRPMP, all retained for government use:

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(G)	HSC 34191.5 (c)(1)(H)
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Police/Fire Station	Governmental Use	Police Station and associated parking	01/26/1976	86,498	Public Land Use	911 Seal Beach Blvd	095-010-62	1.44 AC	PLU	Governmental Use	Police Station NOC 11/22/1976
2	Public Building	Governmental Use	Public Works Yard	01/26/1976	175,616	Public Land Use	1776 Adolfo Lopez	095-010-62	2.88 AC	PLU	Governmental Use	Public Works Yard NOC 07/10/1978
3	Vacant Lot/Land	Governmental Use	Public Works Yard	01/26/1976	34,498	Public Land Use	N/A	095-010-60	.57 AC	PLU	Governmental Use	Public Works Yard NOC 07/10/1978