

**REPORT OF THE
CHIEF LEGISLATIVE ANALYST**

DATE: February 12, 2013

TO: Honorable Members of the Rules, Elections and Intergovernmental Relations Committee

FROM: Gerry F. Miller ^{KEK}
Chief Legislative Analyst _{for} Council File No: 13-0002-S21
Assignment No: 13-02-0093

SUBJECT: Resolution (Huizar-Alarcon) to SUPPORT any legislation or administrative action to expedite the conveyance of former CRA/LA owned parks to the City at no cost in order to ensure that these parks remain open and accessible to public.

CLA RECOMMENDATION: Adopt Resolution (Huizar-Alarcon) to include in the City's 2013-2014 State Legislative Program, SUPPORT for any legislation or administrative action to expedite the conveyance of former CRA/LA owned parks to the City at no cost in order to ensure that these parks remain open and accessible to public.

SUMMARY

Resolution (Huizar-Alarcon), introduced on January 30, 2013, notes that subsequent to the dissolution of all California redevelopment agencies on February 1, 2012, the State Legislature passed and Governor Brown signed Assembly Bill 1484 (AB 1484), the redevelopment trailer bill, which amended AB 1x26, the redevelopment dissolution bill. The Resolution states that included in AB 1484 is a provision to eliminate the potential "fire sale" of properties owned by the former Community Redevelopment Agency of Los Angeles (CRA/LA). Instead, it allows for the disposition of properties through a Long Range Asset Management Plan. The resolution further states that the Long Range Asset Management Plan allows for the conveyance of properties to the City for continued governmental use and that the former CRA/LA holds title to a number of park properties, which are at risk of closure and should be conveyed to the City in an expedited manner. The Resolution resolves that the City support any legislation or administrative action to expedite the conveyance of former CRA/LA owned parks to the City at no cost in order to ensure that these parks remain open and accessible to public.

BACKGROUND

AB 1484 amended the provisions in AB 1x26. One provision enabled communities to retain properties for redevelopment-related purposes and allows for properties to be disposed through a Long Range Asset Management Plan. In order to be able to develop a Long Range Asset Management Plan, the former CRA/LA must secure a Finding of Completion from the State Department of Finance (DOF) after meeting certain milestones. Upon receiving a Finding of Completion, a successor agency prepares a Long Range Asset Management Plan and submits it to the Oversight Board, a seven-member Board consisting of representatives from the taxing entities of the former CRA/LA, and to the DOF for approval. Permissible uses of the property include: transfer to the City for governmental use; transfer to the City for future development pursuant to a redevelopment plan; sale of property; and use of the property to fulfill enforceable obligations. If the Long Range Asset Management Plan directs use or liquidation of property for

a project identified in an approved redevelopment plan, the property shall transfer to the City. As the Resolution states, the Long Range Asset Management Plan process will begin April 2013 and the DOF has until January 2015 to approve the plan. Except for governmental use properties, no transfers will be effectuated until a Property Management Plan is approved by the Oversight Board and the DOF.

The governmental use provision of the legislation allows the former CRA/LA to work outside the timeframe of the Long Range Asset Management Plan to expedite the disposition of governmental use properties to the City. The former CRA/LA is currently working with the City to ensure the quick conveyance of these properties, especially parks. In order to allow for continuance of maintenance during the period prior to the conveyance, the former CRA/LA and the City are currently in negotiations to enter into a "permit to enter" for the Watts Cultural Crescent Park (Council District 15), County Club Heritage Plaza Park (Council District 10), and the San Julian Park (Council District 14).

No timeline exists on when the conveyance of governmental use properties is to occur, but service impacts to these properties are immediate. The former CRA/LA is required to continue to maintain retained properties, but there is no requirement to continue to operate them under their current use. The City is in the best position to ensure the continued operation of these public facilities and City staff is in ongoing discussions with former CRA/LA staff to ensure the expeditious conveyance of governmental use properties.

The City should support legislation or administrative action to expedite the conveyance of former CRA/LA owned parks to the City at no cost in order to ensure that these parks remain open and accessible to public.

DEPARTMENTS NOTIFIED

Department of Recreation and Parks



Michael K. Kek
Analyst

Attachment: 1. Resolution (Huizar-Alarcon).

RESOLUTION

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations or policies to or pending before a local, state or federal government body or agency must have first been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

WHEREAS, Assembly Bill (AB) 1x26 dissolved all redevelopment agencies in California as of February 1, 2012; and

WHEREAS, on June 27, 2012, the State Legislature passed and Governor Brown signed Assembly Bill 1484 (AB 1484), the redevelopment trailer budget bill, which instituted technical changes as well as clarifications to AB 1x26 at the request of many interested parties; and

WHEREAS, AB 1484 amended AB 1x26 to eliminate the potential "fire sale" of properties owned by former redevelopment agencies and allows for properties to be disposed of through a Long Range Asset Management Plan, which is subject to approval of a Oversight Board and the State Department of Finance; and

WHEREAS, the Long Range Asset Management Plan allows for the conveyance of former Community Redevelopment Agency of Los Angeles (CRA/LA) owned properties to the City for continued governmental use; and

WHEREAS, the former CRA/LA holds title to a number of parks that includes the Grand Hope Park, San Julian Park, the Arts Park, and Cultural Crescent; all of which are at risk of closure even though they serve the vital needs of their communities; and

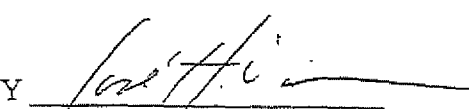
WHEREAS, the former CRA/LA has indicated that the Long Range Asset Management Plan process will not begin until April 2013 and the State Department of Finance has until January 2015 to approve the plan; and

WHEREAS, former CRA/LA owned parks should be conveyed to the City in an expedited manner to ensure their continued operation and at no cost due to associated park restrictions and uses; and

WHEREAS, AB 1x26 and AB 1484 state that the disposal of former CRA/LA properties is to be done expeditiously;

NOW, THEREFORE, BE IT RESOLVED, with the concurrence of the Mayor, that by adoption of this Resolution, the City of Los Angeles hereby includes in its 2013-2014 State Legislative Program SUPPORT of legislation or administrative action to expedite the conveyance of former CRA/LA owned parks to the City at no cost in order to ensure that these parks remain open and accessible to public.

PRESENTED BY


 JOSE HUIZAR
 Councilmember, 14th District

SECONDED BY



JAN 30 2013

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