

Orange Countywide Oversight Board

Agenda Item No. 11

Date: 9/20/2022

From: Staff to the Orange Countywide Oversight Board

Subject: Special Meeting on or After October 19, 2022 for Discussion of Disposition of La Habra Successor Agency Asset (APN: 018-381-64)

Recommended Action:

Schedule special meeting on or after October 19, 2022 for discussion of disposition of La Habra Successor Agency asset (APN: 018-381-64) and direct Chairman to issue an appropriate call and notice in consultation with Oversight Board staff

The Second Revised Long-Range Property Management Plan (LRPMP) for the La Habra Successor Agency was approved by the then-La Habra Oversight Board on July 30, 2015 and the State Department of Finance on September 11, 2015. The LRPMP specified that APN 018-381-64 would be sold. That asset is a parking lot parcel located in the City of La Habra at the northside of West Imperial Highway and east of South Beach Boulevard. The 2.84-acre parcel serves as a portion of the parking lot of the La Habra Marketplace shopping center.

At a special meeting on June 2, 2022, the Orange Countywide Oversight Board approved Resolution No. 22-026, which directed the La Habra Successor Agency to take actions for the sale of this final asset. The resolution set a deadline of October 18, 2022 for the La Habra Successor Agency to either:

- Declare the property as exempt surplus land, and complete a process, in good faith, to solicit proposals from interested parties regarding the sale of the Property and provide a report on the result of such solicitation at the next Countywide Oversight Board meeting.
- Not declare the property exempt surplus land, and commence the process required by the State Department of Housing and Community Development for the sale of this parcel pursuant to the Surplus Land Act and provide a report to the Countywide Oversight Board by March 1, 2023, of the proceedings pursuant to the Surplus Land Act.

As reported at the July 19, 2022, Oversight Board meeting, the resolution was transmitted to the State Department of Finance (DOF), which responded with a letter on June 29, 2022, addressed to La Habra with a copy to the Oversight Board specifying that DOF need not take action on the resolution since DOF determined the resolution is an action to “implement the disposition of property pursuant to an approved LRPMP” because the LRPMP governs that disposition and the Oversight Board “action related to an approved LRPMP should be consistent therewith.”

A special meeting scheduled on or after October 19, 2022, will allow the Oversight Board to receive an update on the La Habra Successor Agency asset, and, if necessary, issue direction regarding the disposition of the asset.

The policies and procedures of the Countywide Oversight Board specify: “Special meetings for the purpose of transacting any business specified in the call and notice for the meeting may be held upon the call of the Chair, the Auditor-Controller, or of any three Members of the COB.” As the business transacted at the special meeting may be affected by which course of action the La Habra Successor Agency takes, staff recommends that the call and notice be issued by the Chair closer to the date of the meeting in order to determine the appropriate business to be noticed.