

RESOLUTION NO. SA-2019-03

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY APPROVING THE DISPOSITION OF VACANT REAL PROPERTY PREVIOUSLY OWNED BY THE COACHELLA REDEVELOPMENT AGENCY FOR A SALES PRICE OF \$80,000.00 TO THE CITY OF COACHELLA, CONSISTING OF TWO PARCEL TOTALING 15,246 SQUARE FEET LOCATED AT 1609 FOURTH STREET (APN: 778-042-009 AND 778-042-010).

WHEREAS, on January 11, 2012 the City Council of the City of Coachella approved Resolution No. 2012-05 electing to become the Successor Agency to the Coachella Redevelopment Agency (“Successor Agency”) pursuant to Part 1.85 of Division 24 of the California Health and Safety Code; and,

WHEREAS, pursuant to Section 34179, subsection (a) of the California Health and Safety Code, the Oversight Board of the Successor Agency to the Coachella Redevelopment Agency (“Oversight Board”) was established as a result of Resolution 2012-05 referenced above; and,

WHEREAS, pursuant to Section 34181(a) of the California Health and Safety Code the Oversight Board is required to direct the Successor Agency to dispose of all assets and properties of the former redevelopment agency for those parcels that are not used for governmental purposes; and,

WHEREAS, on December 22, 2015 the Oversight Board adopted Resolution No. OB-2015-05 approving the Revised Long-Range Property Management Plan prepared by the Successor Agency Pursuant to Health and Safety Code Section 34191.5, and determined that the approval of the Long-Range Property Management Plan is Exempt from the California Environmental Quality Act, and taking certain actions in connection therewith; and,

WHEREAS, the property known as Assessor Parcel Numbers 778-042-009 & 778-042-010, proposed to be sold are identified in the Successor Agency’s Long-Range Property Management Plan as “Properties Number 12 and 13 having a permissible use of “Sale of Property” and the Successor Agency staff has negotiated a purchase and sale agreement with the buyer, the City of Coachella (“City”); and,

WHEREAS, on December 31, 2015 the State of California Department of Finance approved the Coachella Successor Agency’s Long-Range Property Management Plan; and,

WHEREAS, the Successor Agency procured an Appraisal Report by TJC Property Services, dated November 17, 2019, which identifies the fair market value of the subject property in question as \$5.25 per square foot, based on certain assumptions that there were no encumbrances on the property.

NOW, THEREFORE BE IT RESOLVED by the Successor Agency to the Coachella Redevelopment Agency that the foregoing Recitals are true and correct and are hereby adopted by the Successor Agency. Based on those Recitals, the Successor Agency unanimously finds and declares as follows:

SECTION 1. Pursuant to Section 34181, subsection a, of the California Health and Safety Code, the Board hereby hereby designates and authorizes Coachella City Manager William B. Pattison as Agency staff to execute the sale of two (2) vacant parcels of land located at 1609 Fourth Street for a sales price of \$80,000.00 to the City.

SECTION 2. The Successor Agency staff is to execute any and all documents necessary to complete the Land Sale transaction pursuant to the Land Sale Agreement and joint escrow instructions.

PASSED, APPROVED and ADOPTED this 11th day of December 2019.

Steven A. Hernandez
Chair

ATTEST:

Angela M. Zepeda
Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Resolution No. SA-2019-03 was duly adopted by the Board of Directors of the Successor Agency to the Coachella Redevelopment Agency at a regular meeting thereof, held on the 11th day of December 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1 and 2 of Block 25 of Map of Coachella, in the City of Coachella, County of Riverside, as per map Recorded in Book 4, Page(s) 52 of Maps, in the office of the County of Riverside Recorder's Office.