



CITY OF PARLIER
OVERSIGHT BOARD FOR SUCCESSOR AGENCY
TO THE CITY OF PARLIER REDEVELOPMENT AGENCY
SPECIAL MEETING

LOCATION OF MEETING: Parlier Community Center
1100 E. Parlier Avenue, Parlier, CA 93648

DATE/TIME: September 08, 2014/12:00 p.m.

CALL TO ORDER
ROLL CALL

Israel Lara, City of Parlier Mayor's Appointed Representative
Joe Reyna, Special District Representative
Ben Fregoso, County Supervisor's Representative
Irma Regalado, County Superintendent of Schools Representative

PLEDGE OF ALLEGIANCE:

PRESENTATION:

PUBLIC COMMENT:

At this time any member of the public may address the board on items of interest which are not already on the agenda this evening. You will be permitted a single visit to the podium to state your comments, please state your name and address and limit your comments to three (3) minutes. No action shall be taken on any item not appearing on the agenda

OTHER BUSINESS

1. **SUBJECT:** Sale of Industrial Park Property to Consolidated Mosquito Abatement District

RECOMMENDATION: It is recommended the Oversight Board to the Successor Agency to the Parlier Redevelopment Agency adopt the attached Resolution approving an agreement for the sale of 8.63 acres of real property in the City of Parlier's Industrial Park to Consolidated Mosquito Abatement District for its new headquarters building.

ADJOURNMENT:



AGENDA ITEM:

MEETING DATE:

9/8/14

REPORT TO OVERSIGHT BOARD

SUBJECT:

Sale of Industrial Park Property to Consolidated Mosquito Abatement District

RECOMMENDATION:

It is recommended that the Oversight Board Governing Board to the Successor Agency to the Parlier Redevelopment Agency adopt the attached Resolution approving an agreement for the sale of 8.63 acres of real property in the City of Parlier's Industrial Park to Consolidated Mosquito Abatement District for its new headquarters building.

BACKGROUND:

As part of the process for winding down the business of the Parlier Redevelopment Agency ("RDA"), the City, as Successor Agency to the RDA, was required to inventory all parcels of real property owned by the RDA and prepare a "Long Range Property Management Plan" ("LRPMP") to determine which parcels would be retained by the City for public use and which would be sold for the benefit of the local taxing agencies. The LRPMP was approved by the City Council as the Governing Board of the Successor Agency, by your Oversight Board, and by the State Department of Finance.

Among other things, the LRPMP called for the Successor Agency to sell an 8.63 acre vacant parcel located in the City of Parlier's Industrial Park on the southwest corner of S Milton Avenue and E. Industrial Drive (Assessor's Parcel Number 358-390-56) for its fair market value. Consolidated Mosquito Abatement District ("CMAD"), presently headquartered in Selma, has offered to purchase the property for the fair market value, which has been appraised to be \$300,000. CMAD intends to develop the property as its new headquarters for all District operations. The proceeds from the sale will be remitted to the Fresno County Auditor-Controller and distributed to the eligible taxing agencies according to law.

The Resolution before the Oversight Board approves a standard purchase and sale agreement negotiated with CMAD, calling for a \$300,000 purchase price, with a \$5,000 down payment to be made into escrow, giving CMAD a 270-day feasibility period to complete its study of the property, and with City to pay for a title insurance policy and the

cost of escrow split between the parties. The Resolution also includes a finding that the sale is categorically exempt from the California Environmental Quality Act ("CEQA") under State CEQA Guidelines section 15312, which exempts from CEQA analysis the sale of surplus real property by a government agency such as the City.

Process-wise, the sale must next be approved by the Department of Finance. It is anticipated that this step will be completed successfully well within the 270-day feasibility period.

Prepared by:

Jeffrey L. Kuhn
Agency/City Attorney

Approved by:



Israel Lara, Jr.
Executive Director/City Manager

RESOLUTION NO. _____

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE
PARLIER REDEVELOPMENT AGENCY APPROVING THE SALE OF REAL PROPERTY TO
THE CONSOLIDATED MOSQUITO ABATEMENT DISTRICT**

WHEREAS, the Successor Agency to the Redevelopment Agency of the City of Parlier (the "Successor Agency") owns surplus property designated for sale in the Successor Agency's Long Range Property Management Plan (the "LRPMP"), which property is described as Assessor Parcel Number 358-390-56, an 8.63-acre vacant parcel located in the City of Parlier's Industrial Park on the southwest corner of S Milton Avenue and E. Industrial Drive (the "Property"); and

WHEREAS, this Oversight Board and the State Department of Finance have approved the LRPMP of the Successor Agency; and

WHEREAS, the Consolidated Mosquito Abatement District ("CMAD") has offered to purchase the Property for its fair market value of \$300,000, based upon an appraisal, upon the terms and conditions set forth in the "Purchase and Sale Agreement and Escrow Instructions" attached as *Exhibit A* (the "Purchase Agreement"); and

WHEREAS, this Board finds that it is the best interest of all affected parties to accept said offer and proceed with the sale of the Property in accordance with said Purchase Agreement, as such sale is consistent with the legislative goals expressed in Health and Safety Code section 34181(a) that such property be disposed of expeditiously and in a manner aimed at maximizing value.

NOW, THEREFORE, the Oversight Board to the Successor Agency to the Parlier Redevelopment Agency finds, declares, and resolves as follows:

1. The foregoing recitals are adopted as true and correct.
2. The sale of the Property is hereby approved, on the terms shown in the attached Purchase Agreement.
3. The Executive Director of the Successor Agency, or his designee, shall notify the State Department of Finance of the adoption of this Resolution and seeks that Department's final approval of the proposed sale of the Property pursuant to the Purchase Agreement.
4. This Resolution shall take effect immediately upon its adoption.

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The foregoing resolution was approved and adopted at a meeting of the Oversight Board to the Successor Agency to the Parlier Redevelopment Agency held on August __, 2014, by the following vote:

AYES: _____
NOES: _____
ABSTAIN: _____
ABSENT: _____

APPROVED:

Oversight Board President

ATTEST:

Deputy Oversight Board Clerk

APPROVED AS TO LEGAL FORM:

Agency/City Attorney

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Exhibit A

Purchase and Sale Agreement and Escrow Instructions

(Attached)