

**STAFF REPORT**  
**Lancaster Redevelopment Agency**

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Date: March 13, 2007

To: Chairman Hearn and Agency Board Members

From: Vern Lawson, Economic Development/Redevelopment Director

Subject: **Acquisition of Tax Deeded Parcels Contract Number 2556**

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**Recommendation:**

Adopt Resolution No. 05-07, authorizing the acquisition of County Tax Defaulted Properties and declaring the public purpose thereof.

**Fiscal Impact:**

The Economic Development/Redevelopment Department will budget approximately \$13,624 out of the 2007-08 FY Budget based to cover the acquisition costs detailed in the contract agreement

**Background:**

The Agency again has the opportunity of purchasing tax defaulted properties from the County of Los Angeles. These parcels become eligible for acquisition by public entities after the taxes are delinquent for at least five years. The Agency was offered the opportunity to purchase these properties on December 6, 2006. Staff has completed a thorough analysis of the properties that were eligible for purchase. This process included a meeting attended by all impacted City departments that had an interest in the process. The resulting evaluation produced five properties that are now included as an exhibit in the contract.

The County has sent Agreement 2556, which now includes those five (5) properties. The cost to purchase these properties is approximately \$13,624. This is an estimate based on a processing time of eight months. If the processing takes longer than eight months, the cost will increase; if less, then the cost will decrease. The actual payment for these properties will not be required until after the contract agreement process is completed. These properties are still subject to further redemption by the owners and may be taken off the list.

The County is now requesting that the Agency approve a resolution authorizing the execution of an agreement to purchase the properties. These parcels are being acquired for several public purposes including the assembly of parcels in the Fox Field Industrial Corridor, North Valley Industrial Center and the Herald Tract for future job creation. In addition, one of the parcels is being acquired in anticipation of the future construction of 25<sup>th</sup> street west between Avenue I and Avenue H. These acquisitions will help the Agency to revitalize sections of Lancaster by eliminating blighting influences and possibly reconfiguring parcelization to facilitate new development opportunities.

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The attached map indicates the location of the five parcels. Acquisition of these parcels is another step towards accomplishing the goals of the City of Lancaster as outlined in the recently adopted Economic Development/Redevelopment Strategic Plan. Staff recommends the Agency approve the attached Resolution authorizing the City Manager or his designee to execute the Acquisition Agreement.

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**Attachment(s):**

1. Map
2. Agency Reso. No. 05-07