

STAFF REPORT

City of Lancaster

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Date: March 13, 2007

To: Mayor Hearn and Council Members

From: Vern Lawson, Economic Development/Redevelopment Director

Subject: **Acquisition of Tax Deeded Parcels Contract Number 2557**

Recommendation:

Adopt Resolution No. 07-44, authorizing the acquisition of County Tax Defaulted Properties and declaring the public purpose thereof.

Fiscal Impact:

The Parks, Recreation & Arts Department will budget approximately \$208,235 out of the 2007-08 FY Budget based on the anticipated completion of the contract agreement process by the County of Los Angeles to cover the acquisition costs.

Background:

The City 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 City 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 2557, which now includes those two (2) properties. The cost to purchase these properties is approximately \$208,235. 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 City approve a resolution authorizing the execution of an agreement to purchase the properties. These parcels are being acquired to serve as potential park sites for the residents of Lancaster. The attached map indicates where both of these parcels are located within the boundaries of the city.

Staff Report: Tax Deeded Parcels

March 13, 2007

Page 2

Acquisition of these parcels is another step towards accomplishing the goals of the City of Lancaster regarding open space and recreational opportunities for residents. Staff recommends the City approve the attached Resolution authorizing the City Manager or his designee to execute the Acquisition Agreement.