

STAFF REPORT
Lancaster Redevelopment Agency

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9/25/07
RSL

Date: September 25, 2007

To: Chairman Hearn and Agency Board Members

From: Vern Lawson, Economic Development/Redevelopment Director

Subject: **Acquisition of Tax Deeded Parcels Contract Number 2589**

Recommendation:

Adopt Resolution No. 10-07, authorizing the acquisition of County Tax Defaulted Properties and declaring the public purpose thereof.

Fiscal Impact:

The Lancaster Redevelopment Agency through the Housing and Neighborhood Revitalization Department will allocate approximately \$12,377 from account number 910-677-0942 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 May 25, 2007. 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 2589, which now includes one property. The cost to purchase this property is approximately \$12,377. 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. This parcel is being acquired for a infill project that the Housing and Neighborhood Revitalization Department is evaluating on the east side of Lancaster. This acquisition will help the Agency to revitalize an older section of Lancaster by eliminating blighting influences and bringing new life to the neighborhood.

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The attached map indicates the location of the parcel. The acquisition of this parcel will bring the department one step closer to accomplishing the goals of the City of Lancaster as outlined in the Council goals. Staff recommends the Agency approve the attached Resolution authorizing the City Manager or his designee to execute the Acquisition Agreement.