

RESOLUTION NO. SA-330

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF COALINGA APPROVING A PURCHASE AND SALE AGREEMENT BY WHICH THE SUCCESSOR AGENCY WILL SELL CERTAIN PROPERTY LOCATED AT 163 E. ELM AVE., COALINGA, CA TO WALID SAIF MUHARRAM, IN ACCORDANCE WITH THE DEPARTMENT OF FINANCE-APPROVED LONG RANGE PROPERTY MANAGEMENT PLAN AND THE DISSOLUTION LAW

WHEREAS, the Board of Directors of the Successor Agency of the Former Redevelopment Agency of the City of Coalinga ("Former Agency") was a public body, corporate and politic, formed, organized, existing and exercising its powers pursuant to the California Community Redevelopment Law, Health and Safety Code, Section 33000, *et seq.*, and specifically formed by the City Council ("City Council") of the City of Coalinga ("City"); and

WHEREAS, Assembly Bill x1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and wind down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484 and by other subsequent legislation (together, as amended, the "Dissolution Law"); and

WHEREAS, as of February 1, 2012, the Former Agency was dissolved under the Dissolution Law, and as a separate public entity, corporate and politic, the Successor Agency to the Redevelopment Agency of the City of Coalinga ("Successor Agency") administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency's affairs, all subject to the review and approval by a seven-member oversight board; and

WHEREAS, all statutory references in this Resolution are to the California Health and Safety Code unless otherwise stated; and

WHEREAS, Section 34191.5(b) requires the Successor Agency to prepare a long-range property management plan ("LRPMP") addressing the future disposition and use of all real properties of the Former Agency no later than six months following the DOF's issuance to the Successor Agency of a finding of completion under Section 34179.7; and

WHEREAS, the Successor Agency received a Finding of Completion on May 9, 2013, and thereafter timely prepared its LRPMP, which LRPMP was approved by the local oversight board on November 7, 2013 and then by the DOF in a decision letter issued and dated as of December 30, 2015; and

WHEREAS, the Successor Agency has negotiated the terms of a Purchase and Sale Agreement ("Agreement") with Walid Saif Muharram ("Purchaser") related to the disposition of certain real property of approximately 0.51 acres of land with a common address of 163 Elm East Avenue, Coalinga, California, and identified as APNs 072-131-06, 072-131-07 and 072-131-08 as listed on the LRPMP as Property No. 17 ("Property"); and

WHEREAS, the purchase price for the Property under the Agreement is \$100,000; and

WHEREAS, the Successor Agency published notice of the proposed sale by the Agreement and has held a public hearing in accordance with Section 33431 of the Dissolution Law and, following the public hearing, the Successor Agency considered and by this Resolution desires to approve the Agreement and

direct staff that the Agreement be submitted to the County of Fresno Oversight Board ("Oversight Board") for its review, consideration and approval; and

WHEREAS, the sale of the Property to the Purchaser under the Agreement complies with the Dissolution Law and is in the best interests of the taxing entities.

NOW, THEREFORE, BE IT RESOLVED BY THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF COALINGA:

Section 1. The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

Section 2. The Successor Agency hereby approves the sale of the Property and approves the Agreement in substantially the form attached hereto as Attachment No. 1, which is fully incorporated by this reference. The Successor Agency Executive Director and Secretary (who are also the City Manager and City Clerk, respectively) are authorized to execute and attest the Agreement with such revisions as the Executive Director and Successor Agency legal counsel deem appropriate. The Executive Director and his authorized designees are authorized to take such actions as may be necessary or appropriate to implement the Agreement, including executing further instruments and agreements, issuing warrants, and taking other appropriate actions to perform the obligations and exercise the rights of the Successor Agency under the Agreement. A copy of the Agreement when fully executed and approved by the Oversight Board shall be placed on file in the office of the Successor Agency Secretary.

Section 3. The Chair of the Successor Agency shall sign the passage and adoption of this Resolution and thereupon the same shall take effect and be in force.

Section 4. The Successor Agency Executive Director is hereby directed to transmit this Resolution and the Agreement to the Oversight Board under the Dissolution Law.

Section 5. The Secretary shall certify to the adoption of this resolution.

PASSED AND ADOPTED at a regular meeting of the Successor Agency to the Former Redevelopment Agency of the City of Coalinga held on the **20th day of June 2019**, by the following vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Ron Lander, Chair

ATTEST:

Shannon Jensen, City Clerk

ATTACHMENT 1
PURCHASE AND SALE AGREEMENT WITH ADDENDUM