

RESOLUTION NO. SA-334

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF COALINGA APPROVING A VACANT LAND PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS AND ADDENDUM NO. ONE BY WHICH THE SUCCESSOR AGENCY WILL SELL PROPERTY #17 LOCATED AT 155, 163, AND 165 EAST ELM AVENUE, COALINGA, CALIFORNIA (APNS 072-131-06, 072-131-07, AND 072-131-08) TO RAJINDER SINGH, IN ACCORDANCE WITH THE DOF-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, on June 20, 2019 the Successor Agency adopted Resolution No. SA-330 approving a land purchase agreement (“Original Agreement”) for LRPMP Property #17 (APNs 72-131-06, 072-131-07, and 072-131-08) (hereinafter referred to as the “Property”) to Walid Saif Muharram (“Original Purchaser”) for a total consideration of \$100,000; and

WHEREAS, on November 7, 2019, the Oversight Board approved the Original Agreement with the Original Purchaser; and

WHEREAS, on February 6, 2020, the Original Purchaser notified the Successor Agency that they would be cancelling escrow to purchase the Property pursuant to the Original Agreement; and

WHEREAS, the Successor Agency has negotiated the terms of a Vacant Land Purchase Agreement and Joint Escrow Instructions and Addendum No. One (together, "Replacement Agreement") with Rajinder Singh ("Replacement Purchaser") for the Property for a total consideration of \$150,000; and

WHEREAS, the Successor Agency considered and by this Resolution desires to approve the Replacement Agreement and direct staff that the Replacement 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 Replacement Purchaser under the Replacement 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 Replacement Agreement in substantially the form attached hereto as Attachment No. One, 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 Replacement Agreement with such revisions as the Executive Director and Successor Agency legal counsel deem appropriate. The Executive Director and her authorized designees are authorized to take such actions as may be necessary or appropriate to implement the Replacement 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 Replacement Agreement. A copy of the Replacement 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 Replacement 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 **2nd day of April 2020**, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Ron Lander, Mayor
Successor Agency Chair

ATTEST:

Shannon Jensen, City Clerk
Successor Agency Secretary

ATTACHMENT 1

**VACANT LAND PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS
WITH ADDENDUM NO. ONE**

[to be attached]