

RESOLUTION NO. 20

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED SHAFTER COMMUNITY DEVELOPMENT AGENCY, APPROVING A PURCHASE SALE AGREEMENT SELLING APN 089-230-45 TO CODE PRECAST PRODUCTS, INC.

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of Shafter is the successor agency to the Shafter Community Development Agency (“Successor Agency”); and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a Long Range Property Management Plan (“Property Management Plan”) that addresses the disposition and use of the real properties of the former redevelopment agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Successor Agency’s oversight board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the Finding of Completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, the Department of Finance issued the Successor Agency a Finding of Completion on March 21, 2013; and

WHEREAS, the Successor Agency approved a Property Management Plan that contains all the information required under Health and Safety Code Section 34191.5 on April 16, 2013 by way of Resolution No.2268; and

WHEREAS, the Oversight Board of the Successor Agency approved the Property Management Plan on April 23, 2013 by way of Resolution No.8; and

WHEREAS, the California Department of Finance reviewed the approved Property Management Plan and provided staff with proposed changes to the plan which were incorporated into the revised Property Management Plan; and

WHEREAS, the Successor Agency approved a revised Property Management Plan on November 19, 2013 by way of Resolution No.2303; and

WHEREAS, the Oversight Board of the Successor Agency approved the revised Property Management Plan on November 21, 2013 by way of Resolution No.12; and

WHEREAS, the California Department of Finance approved the revised Property Management Plan on November 22, 2013; and

WHEREAS, the approved revised Property Management Plan includes the disposal of APN 089-230-45 through a sale at market value with the proceeds from that sale to be distributed as property tax to the other taxing entities by was of the Kern County Auditor Controller; and

WHEREAS, APN 089-230-45 was appraised at the amount of \$136,000 by Michael Burger & Associates on February 25, 2014, a copy of which is attached as Exhibit A; and

WHEREAS, the Successor Agency approved the sale of APN 089-230-45 to Code Precast Products, Inc. for the amount of \$136,000 and the related Purchase Sale Agreement on March 10, 2014 by way of Resolution No. 2324; and

WHEREAS, the Oversight Board of the Successor Agency desires to implement the portion of the approved revised Property Management Plan pertaining to APN 089-230-45 by approving the sale of that parcel to Code Precast Products, Inc. for the amount of \$136,000.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISOLVED SHAFTER COMMUNITY DEVELOPMENT AGENCY, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Approval of the sale of APN 089-230-45 to Code Precast Products, Inc. The Oversight Board hereby approves sale of APN 089-230-45 to Code Precast Products, Inc. and the Purchase Sale Agreement regarding this sale in substantially the same the form as attached hereto as Exhibit B.

Section 3. Remittance of Proceeds from the sale. In accordance with the Long Range Property Management Plan, the Oversight Board hereby direct that all proceeds from the sale of APN 089-230-45 be remitted to the Kern County Auditor Controller for distribution as property tax to other taxing agencies.

Section 4. Execution and transmittal of the purchase sale agreement. The City Manager and Administrative Service Director are hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Long Range Property Management Plan and the sale of APN 089-230-45 pursuant to that plan, including but not limited to submitting this Resolution and the Purchase Sale Agreement to the State of California Department of Finance for approval.

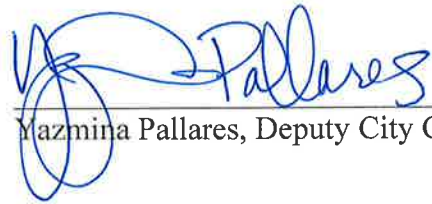
Section 5. Effectiveness. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED at a special meeting of the Oversight Board of the Successor Agency to the dissolved Shafter Community Development Agency on the 17th day of March, 2014 by the following vote:



James L. Zervis, Vice Chairman

ATTEST:



Mazmina Pallares, Deputy City Clerk

