

# STAFF REPORT

## City of Lancaster

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12/13/2022
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Date: December 13, 2022

To: Mayor Parris and City Council Members

From: Jeff Hogan, Senior Director - Development Services  
Chenin Dow, Senior Manager - Real Estate & Economic Development  
Sydney Yeseta, Assistant Manager- Economic Development

Subject: Disposition and Development Agreement with Access Services

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### Recommendations:

1. Approve the Disposition and Development Agreement with Access Services for the sale and subsequent development of two industrial parcels located in the Lancaster Business Park.
2. Authorize the City Manager, or his designee, to execute (i) the Disposition and Development Agreement substantially in the form presented, subject to non-substantive changes approved by the City Manager and City Attorney; and (ii) all documents necessary or appropriate to complete the transaction.

### Fiscal Impact:

The purchase price of the two parcels at appraised value is \$664,507.80.

### Background:

The Lancaster Business Park is the premier industrial master-planned area in the City. With over 100 firms and Fortune 500 neighbors, the area is ripe for further industrial development.

Access Services (Access) has made an offer for the full appraised value of the two parcels, totaling 3.39 gross acres. Access plans to construct a paratransit operations and maintenance facility on the site.

Access is a local public entity that administers the Los Angeles County Coordinated Paratransit Plan on behalf of the County's 46 public fixed route operators. Access facilitates the provision of complementary ADA paratransit services to certain persons with disabilities. The subject parcels were declared surplus by Resolution 20-49 on September 8, 2020. After the ninety-day negotiation period required by the Surplus Land Act, no entity receiving a notice of availability was prepared to purchase the site. On September 16, 2022, the City submitted to the California Department of

Housing and Community Development (HCD) for review of certain information and documentation related to this DDA. HCD's thirty-day review period expired without HCD providing a response.

If approved, the sale of the parcels will take place under one disposition and development agreement (DDA), which will bind Access to develop the site in accordance with the scope and schedule of performance.

The City acquired these properties for the express purpose of future development. With the regional real estate market at its highest level in a decade and the booming industrial market, this will be a welcomed addition to the Lancaster Business Park.

SY/sm

**Attachment:**

Disposition and Development Agreement with Access Services