

STAFF REPORT

City of Lancaster

CC 14
3/14/2023
JC

Date: March 14, 2023

To: Mayor Parris and City Council Members

From: Larissa De La Cruz, Community Development Director
Chenin Dow, Real Estate & Economic Development Assistant Director

Subject: Acquisition of Property

Recommendations:

1. Authorize the City Manager, or his designee, to negotiate, finalize, and execute an Agreement to Purchase Los Angeles County Tax Defaulted Property for APNs 3128-010-028 and 3268-019-111 in a form approved by the City Attorney.
2. Adopt **Resolution No.** , authorizing purchase of tax-defaulted property (APNs 3138-036-015, 3138-036-014, 3138-036-013, 3170-006-014, and 3170-006-009).
3. Find that the California Environmental Quality Act does not apply to this item.
4. Authorize the City Manager, or his designee, to finalize and execute all related documents.

Fiscal Impact:

Minimum bid fees of \$15,268.00 total for both parcels, plus accrued interest of 1.5% per month as of the date of purchase. It is anticipated that the total cost for both parcels will not exceed \$20,000.00 in previously budgeted funds. Sufficient funds are available in Account No. 101-4790-355.

Background:

As a public entity, the City of Lancaster has the opportunity to acquire tax-defaulted properties through the Los Angeles County Chapter 8 Agreement Sale Program before they are sold via public auction.

Staff has identified two parcels in the latest listing of available tax-defaulted properties that would be useful for the City's envisioned initiatives. These are:

- APN 3128-010-028, a 2.5-acre parcel located across the street from Antelope Valley Transit Authority (AVTA)'s headquarters, with a minimum bid of \$7,255.00. This parcel's intended use would be for future expansion of AVTA facilities, including potential hydrogen or other renewable fueling hubs; and
- 3268-019-111, a 10-acre parcel on 70th Street West and Avenue H-10, ideally positioned for future renewable energy uses. The minimum bid for this parcel is \$8,013.00.

Acquisition of the proposed parcels would provide new real estate assets to help achieve the City Council's renewable energy and transit goals for Lancaster. Acquisition costs are substantially below market value for the parcels, leading to significant savings as the City works to achieve these goals.

CD/sm

Attachment:

Resolution No.