



Meeting Date: 03/20/07

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input checked="" type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Michael More *mm* Agenda Item No. 0-1

Reviewed By: City Manager *[Signature]* City Attorney *[Signature]* Finance SW Other (Specify) \_\_\_\_\_

**DATE:** March 14, 2007

**TO:** City Council

**FROM:** Michael More, Financial Services Manager *[Signature]*  
Finance Department

**SUBJECT:** Acquisition of 20.97 Acres at the Southeast Corner of Gonzales Road and Oxnard Boulevard ("Sports Park")

**RECOMMENDATION**

That City Council:

1. Approve and authorize the Mayor to execute an Agreement of Sale and Exchange and Escrow Instructions ("Agreement") (A-6864) to provide for the purchase by the City of 20.97 acres of real property at the southeast corner of Gonzales Road and Oxnard Boulevard (the "Property") from Aldersgate Investment, LLC (the "Seller") for consideration totaling \$10.8 million in cash and 2.12 acres of real property located at 711 North Oxnard Blvd.
2. Approve the appropriation of funds in the amount of \$7,421,744 from the Quimby Fees Fund, \$234,776 from the Park Acquisition and Development Fees Fund, and \$3,163,480 from the General Fund Operating Reserve, for the acquisition of the Property.

**DISCUSSION**

An agreement has been negotiated for the acquisition of 20.97 acres at the southeast corner of Gonzales Road and Oxnard Boulevard, often referred to as the "Sports Park" site, with the Seller, Aldersgate Investment, LLC. In exchange for the Property, the City will pay \$10.8 million in cash, and grant to the Seller approximately 2.12 acres of vacant land located at 711 North Oxnard Blvd ("Exchange Property"). An additional \$20,000 is included in the appropriation to cover closing costs and contingencies that may arise.

The Agreement calls for the close of escrow to occur on April 12, 2007. This proposed closing date is acceptable given that staff has already conducted much of its preliminary investigations of the Property.

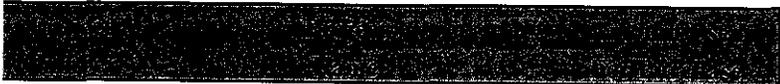
**Acquisition of 20.97 Acres at the Southeast Corner of Gonzales Road and Oxnard Boulevard  
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**Financing Plan**

Staff is proposing that available monies in the Quimby Fees Fund be used to acquire this Property. A total of \$7,421,744 is currently available in the Quimby Fees Fund. The monies in the Quimby Fees Fund will be reallocated from available funds designated in the following City project accounts:



005706	Computer/Office Equipment	594
015702	El Rio West Neighborhood Park	278,856
015703	Colonia Park Rehab FY 2001	20,742
015709	Orchard Park Rehab	5,350
025702	Park Rehab Improvements Lathrop	378,680
045707	Five Points Neighborhood	87,484
055701	El Rio Neighborhood DN-2	13,320
055704	Via Marina Play Area Imp	100,000
065704	Golf Course Improvements	103,280
075701	Marina West Park Rehab	16,550
885703	Windsor North Park Development	32,653
915701	Southbank Park Construction	250,000
945709	Seaview Park	400,000
965705	Park Rehab Improv-Rio Lindo	1,000,000
965706	West Village Park	3,000,000
985703	Mar Vista Neighborhood Park	66,600
985705	East Village Park	500,000
995719	Skateboard Parks	11,884
New	Hobson Park East - 2007	<u>100,000</u>
<b>Total Quimby Fees From Projects:</b>		<b>6,365,993</b>
<b>Available Fund Balance:</b>		<b><u>1,055,751</u></b>
<b>Total Quimby Funds Available:</b>		<b><u><u>7,421,744</u></u></b>

Additionally, monies in the Park Acquisition and Development Fees Fund will be reallocated from available funds designated in the following City project accounts:



035703	Wilson Park Rehab	2,589
005706	Computer/Offie Equipment	5,000
885703	Windsor North Park Development	59,287
New	Park Development Fees - 2007	<u>67,900</u>
<b>Total Park Development Fees from Projects</b>		<b>134,776</b>

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Available Fund Balance	100,000
Total from Park Development Fees:	<u>234,776</u>

The balance of the purchase price, \$3,163,480, is proposed to be advanced from the General Fund Operating Reserve as an *interim* source of funding for the acquisition of the Property. Staff is analyzing which portion of the proceeds from the sale of 14 acres adjacent to the River Ridge Golf Course to Casden Oxnard LLC may qualify as a funding source for the acquisition of the Property. This appropriation will reduce the General Fund Operating Reserve to \$14,024,808, which is below the 18% required reserve set by City Council Resolution No. 13,143 for the Fiscal Year 2006-07 Budget.

The Exchange Property that is provided as consideration by the City pursuant to the Agreement was initially purchased in the amount of \$2,175,000 from development fees in the Circulation System Improvement Fee Fund. This amount must be reimbursed from future revenues in the Quimby Fees Fund. Once sufficient revenues have accumulated in the Quimby Fees Fund, staff will return with a request for appropriation to transfer \$2,175,000 back to the Circulation System Improvement Fee Fund from the Quimby Fees Fund.

**FINANCIAL IMPACT**

A total of \$7,421,744 of monies in the Quimby Fees Fund will be appropriated as follows: \$6,365,993 will be reappropriated from existing projects, and \$1,055,751 will be appropriated from fund balance to City Account No. 351-5767 (Project No. 075702). The total sum of \$234,776 from the Park Development Fees Fund will be appropriated as follows: \$134,776 will be reappropriated from existing projects, and \$100,000 will be appropriated from fund balance to City Account No. 352-5767 (Project No. 075702). Finally, a total of \$3,163,480 will be appropriated from the General Fund Operating Reserve and transferred to City Account No. 301-5767 (City Project No. 075702). The General Fund appropriation will reduce the General Fund Operating Reserve to \$14,024,808, or approximately 13% of the General Fund Operating Budget for FY 06-07.

MJM

Attachments

- #1 – Agreement of Sale and Exchange and Escrow Instructions
- #2 – Special Budget Appropriation
- #3 – General Fund Operating Reserve

Note: Attachment No. 1 has been provided to the City Council. Copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on Friday.

**000095**

**CITY OF OXNARD**  
**REQUEST FOR SPECIAL BUDGET APPROPRIATION**

To the City Manager:

March 20, 2007

Request is hereby made for an appropriation of total . . . . . \$ 10,820,000

Reason for appropriation: Sports Park

<u>FUND</u>	<u>DESCRIPTION/ACCOUNT</u>	<u>AMOUNT</u>
<b>General Fund (101)</b>	<b>Reserves and Transfers</b> 101-1002- 808-8712 - Transfer to Capital Outlay Fund	<u>3,163,480</u>
	<b>Net Estimated Change to General Fund Operating Reserve</b>	<u><b>(3,163,480)</b></u>
<b>Capital Outlay (301)</b>	<b>Sports Park</b> 301-57XX (0757XX) 711-7901 - Transfer from General Fund 826-8601 - Land/Easements/Rights of Way	<u>(3,163,480)</u> <u>3,163,480</u>
	<b>Net Estimated Change to Capital Outlay Fund Balance</b>	<u><b>-0-</b></u>
<b>Quimby (351)</b>	<b>Sports Park</b> 351-57XX (0757XX) <b>Windsor North Park</b> 351-9778 (885703) <b>Southbank Park</b> 351-9781 (915701) <b>Seaview Park</b> 351-9764 (945709) <b>Park Rehab-Rio Lindo</b> 351-9882 (965705) <b>West Village Park</b> 351-9879 (965706) <b>Mar Vista Neighborhood Park</b> 351-9887 (985703) <b>East Village Park</b> 351-9749 (985705) <b>Skateboard Park</b> 351-5756 (99719) <b>Computer/Office Equipment</b> 351-5752 (005706) <b>El Rio West Neighborhood Park</b> 351-9810 (015702) <b>Colonia Park Rehab FY2001</b> 351-9813 (015703) <b>Orchard Park Rehab</b> 351-5762 (015709) <b>Park Rehab-Lathrop</b> 351-5761 (025702) <b>Five Points Neighborhood</b> 351-5776 (045707) <b>El Rio Neighborhood Park DN-2</b> 351-5750 (055701) <b>Via Marina Play Area Improvements</b> 351-5724 (055704)	<u>7,421,744</u> <u>(32,653)</u> <u>(250,000)</u> <u>(400,000)</u> <u>(1,000,000)</u> <u>(3,000,000)</u> <u>(66,600)</u> <u>(500,000)</u> <u>(11,884)</u> <u>(594)</u> <u>(278,856)</u> <u>(20,742)</u> <u>(5,350)</u> <u>(378,680)</u> <u>(87,484)</u> <u>(13,320)</u> <u>(100,000)</u>

# CITY OF OXNARD

## REQUEST FOR SPECIAL BUDGET APPROPRIATION

To the City Manager:

March 20, 2007

Request is hereby made for an appropriation of total . . . . . \$ 10,820,000

Reason for appropriation: Sports Park

<u>FUND</u>	<u>DESCRIPTION/ACCOUNT</u>	<u>AMOUNT</u>
	Golf Course Improv 351-5734 (065704)	(103,280)
	Marina West Park Rehab 3581-5766 (075701)	<u>(16,550)</u>
	<b>Net Estimated Change to Quimby Fund Balance</b>	<b><u>1,155,751</u></b>
Park Development (352)	Sports Park 352-57XX (0757XX)	234,776
	Windsor North Park 352-9778 (885703)	(59,287)
	Wilson Park Rehab 352-5704 (035703)	(2,589)
	Computer/Office Equipment 352-5752 (005706)	<u>(5,000)</u>
	<b>Net Estimated Change to Park Development Fund Balance</b>	<b><u>167,900</u></b>

*[Signature]*  
Manager

REQUIRES CITY COUNCIL APPROVAL

DIRECTOR OF FINANCE

*[Signature]*

Disposition	Approved _____
Transfer by Journal Voucher _____	Rejected _____
	_____ City Manager

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**CITY OF OXNARD**  
**2006-2007 PROJECTED GENERAL FUND OPERATING RESERVE**  
**ESTIMATED**  
**02/27/2007**

Operating Reserve

<b>Fund Balance June 30, 2006 (Unaudited)</b>		
Reserved		4,201,060
Unreserved		18,693,380
Total Fund Balance		22,894,440
<b>2006-2007 Estimated Revenues &amp; Transfers</b>		108,751,725
<b>Est Revenue Adjustments</b>		
General Plan Update-Air Pollution Buydown (3)	80,000	
Net Adjusted Revenues		80,000
		108,831,725
<b>2006-2007 Appropriations</b>		(108,751,725)
<i>Appropriations from Fund Balance</i>		(1,182,275)
<b>Appropriation Adjustments</b>		
Rainbow House (1)	(18,000)	
SEIU & Mid-Managers (2)	(994,817)	
General Plan Update (3)	(80,000)	
Real Property at 3rd & D St. (4)	(410,000)	
Net Adjusted 2006-2007 Appropriations		(1,502,817)
		(111,436,817)
Net Change to Operating Reserve		(2,605,092)
Reserved		(4,201,060)
Contribution to Fund Balance		1,100,000
<b>Estimated Available Operating Reserve 6-30-2007</b>		17,188,288

(1) Council Action 07/25/06  
(2) Council Action 08/01/06  
(3) Council Action 11/28/06

(4) Council Action 03/13/07

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ATTACHMENT NO. 3  
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