



Meeting Date: 06/08/2010

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input 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: Kimberly Horner *SD for*

Agenda Item No. I-4

Reviewed By: City Manager *[Signature]*

City Attorney *[Signature]*

Finance *[Signature]*

Other N/A

DATE: May 17, 2010

TO: Community Development Commission

FROM: *M. Hopper (for)*
Curtis P. Cannon, Community Development Director
Community Development Department

SUBJECT: Agreement of Purchase and Sale and Joint Escrow Instructions (A-7311) for an Approximate Four Thousand (4,000) Square Foot Single-Story, Commercial Property Located at 318 and 320 West Fifth Street (aka the "Plaza Laundromat") for \$705,000.

RECOMMENDATION

That the Community Development Commission ("CDC"):

1. Approve and authorize the Chairman to execute an Agreement of Purchase and Sale and Joint Escrow Instructions (A-7311) between the CDC and St. John's Healthcare Foundation (Oxnard and Pleasant Valley) a California Public Benefit Corporation for an approximate 4,000 square foot single-story, commercial building, for \$705,000.
2. Authorize the Chairman, Executive Director, and Community Development Director, on behalf of the CDC, to each sign all documents necessary and appropriate to carry out and implement the Agreement of Purchase and Sale and Joint Escrow Instructions (A-7311), to administer the CDC's obligations, responsibilities, and duties to be performed thereunder and to make all non-substantive changes related to the Agreement of Purchase and Sale and Joint Escrow Instructions.
3. Approve a special budget appropriation in the amount of \$725,000.

DISCUSSION

As part of the on-going efforts to revitalize downtown Oxnard, CDC staff has negotiated an Agreement of Purchase and Sale and Joint Escrow Instructions for the acquisition of real property located at 318 and 320 West Fifth Street (the "Property"), commonly known as Plaza Laundromat. CDC staff obtained a Restricted Appraisal Report for the Property dated April 26, 2010. The appraisal report indicates that the market value of the Property is \$700,000 (+/- 5%). The purchase price of the Property is \$705,000 and title and escrow fees are estimated to be \$20,000.

The Property consists of an approximate 4,650 square foot site and an approximate 4,000 square foot single story commercial building that fronts on Fifth Street between South "C" Street and South "B" Street. The building was constructed in approximately 1955 and is currently vacant. The site is zoned Central Business District.

Pursuant to Section 33391(a) of Community Redevelopment Law which grants CDC the authority to purchase real property, CDC desires to purchase the Property. The Property, formerly occupied by Plaza Laundromat, is now vacant. The CDC plans to demolish and reconstruct the building's interior space for reuse that is to be decided upon in the near future, possibly through a Request for Proposal ("RFP") process.

ENVIRONMENTAL APPROVALS

California Environmental Quality Act ("CEQA") Guidelines section 15061, subd. (b)(3), provides that an agency may dispense with CEQA review if, "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." Currently there will be no development or change in the land use and there will be no change in the intensity of the land use. Therefore, we believe that the purchase of the Property is exempt from CEQA review.

FINANCIAL IMPACT

The total acquisition costs including escrow fees are estimated to be approximately \$725,000, and will be funded from the Central City Revitalization Project Area ("CCRP") Fund Balance. Acquisition of the former Laundromat Building will not have an impact to the City's General Fund.

Attachment #1 - Agreement of Purchase and Sale and Joint Escrow Instructions
#2 - Special Budget Appropriation Form

Note: Attachment #1 has been provided to CDC under separate cover. Copies for review are available at the Help Desk in the Library after 6:00 p.m. on Thursday prior to the Council meeting and in the City Clerk's Office after 8:00 a.m. on Friday prior to the Council meeting.

CITY OF OXNARD

REQUEST FOR SPECIAL BUDGET APPROPRIATION

To the City Manager:

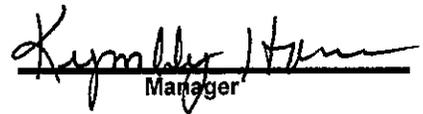
June 8, 2010

Request is hereby made for an appropriation of total

\$ 725,000

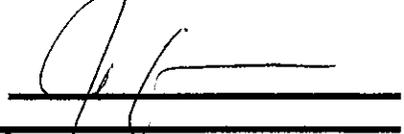
Reason for appropriation: Acquisition of Former Laundromat Building Located at 318 & 320 West Fifth Street

<u>FUND</u>	<u>DESCRIPTION/ACCOUNT</u>	<u>AMOUNT</u>
CDC CCRP 401	CDC-CCRP 401-8201-869-8602 (Building -New)	725,000
Net Estimated Change to CCRP Fund		<u>(725,000)</u>


Manager

DOES NOT REQUIRE CITY COUNCIL APPROVAL

CHIEF FINANCIAL OFFICER



Disposition

Approved _____

Rejected _____

Transfer by Journal Voucher _____

City Manager

