OVERSIGHT BOARD OF THE SUCCESSOR
AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PALMDALE

RESOLUTION NO. OB 2016-015

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE APPROVING THE SALE OF CERTAIN REAL PROPERTY LOCATED IN THE ANTELOPE VALLEY AUTO MALL, PALMDALE, CALIFORNIA 93550 TO C.H.I. AUTOMART, INCORPORATED PURSUANT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN, AND RELATED ACTIONS.

WHEREAS, Assembly Bill 26X, as amended by AB 1484, SB 107, and other statutes, together, being referenced below as the "Dissolution Act" dissolved redevelopment agencies and required successor agencies to wind down redevelopment agencies' affairs; and

WHEREAS, pursuant to the Dissolution Act, all real property owned by the dissolved Community Redevelopment Agency of the City of Palmdale ("Redevelopment Agency") has been transferred to the control of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale ("Successor Agency"); and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a long-range property management plan ("LRPMP") that addresses the disposition and use of the real properties of the former Redevelopment Agency within six months of receiving a "finding of completion"; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the LRPMP to the Oversight Board of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale ("Oversight Board") and the California Department of Finance ("DOF") for approval; and

WHEREAS, on December 16, 2015, DOF approved the LRPMP prepared by the Successor Agency and approved by its Oversight Board; and

WHEREAS, DOF's letter approving the LRPMP provides that "pursuant to HSC section 34191.3(a) the approved LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all the real property assets of the former redevelopment agency"; and

WHEREAS, the LRPMP provides for the sale of certain real property located in the Antelope Valley Auto Mall, in an area bounded by Carriage Way and Avenue Q, in the City of Palmdale, California 93550, and described in the attached Exhibit A ("Property") and provides for distribution of the proceeds to affected taxing agencies; and

WHEREAS, C.H.I. AUTOMART, INC ("Purchaser"), desires to purchase the Property from the Successor Agency for a purchase price of $1,121,730.98 ("Purchase Price"), which represents the undiscounted fair market value of the Property; and

WHEREAS, public notice of the Oversight Board's consideration of the Successor Agency's proposed sale of the Property to Purchaser was published in a newspaper of general circulation on November 25, 2016; and

WHEREAS, the transfer of the Property is not a "Project" under section 15378 of the California Environmental Quality Act ("CEQA") Guidelines because the proposed action consists of administrative activity that will not directly result in physical changes to the environment and any future development of the Property will require separate environmental review and, as such, pursuant to section 15061(b)(3) of the CEQA Guidelines is not subject to CEQA; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT HEREBY RESOLVED, BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE, AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

SECTION 2. The Oversight Board has received and heard all oral and written objections to the Successor Agency's proposed sale of the Property to Purchaser, and to other matters pertaining to this transaction, and all such oral and written objections are hereby overruled.

SECTION 3. The Oversight Board hereby approves the sale of the Property to Purchaser for the Purchase Price.

SECTION 4. The Oversight Board hereby authorizes the Executive Director of the Successor Agency or designee to, (i) take all actions and to execute any and all documents, instruments, and agreements necessary or desirable on behalf of the Successor Agency, as approved by the Executive Director and Successor Agency legal counsel, including, without limitation, a Purchase and Sale Agreement and a grant deed, to implement and effectuate the sale of the Property from the Successor Agency to Purchaser, and to effectuate all other actions approved by this Resolution, including, without limitation, approving changes, implementations, or revisions to documents, instruments, and agreements as determined necessary by the Executive Director or designee and approved by Successor Agency legal counsel, and (ii) administer the Successor Agency's obligations, responsibilities, and duties to be performed pursuant to

this Resolution and all documents, instruments, and agreements required by and for the sale of the Property from the Successor Agency to Purchaser.

SECTION 5. The Oversight Board hereby authorizes the Executive Director of the Successor Agency or designee to pay all necessary costs, fees and charges incurred in implementing the transfer of the Property to Purchaser and, after deducting such fees and charges from the Purchase Price, directs the Executive Director of the Successor Agency or designee to transmit the net proceeds to the Los Angeles County Auditor-Controller for distribution to the affected taxing agencies.

SECTION 6. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, then such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

SECTION 7. This Resolution shall take effect upon the date of its adoption.

SECTION 8. The Secretary shall certify as to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED this 1st day of December, 2016 by the following vote:

AYES:_____

NOES:_____

ABSTAIN:_____ABSENT:_____

_____
James Purtee, Chair

ATTEST:

_____
Rebecca J. Smith, Secretary

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

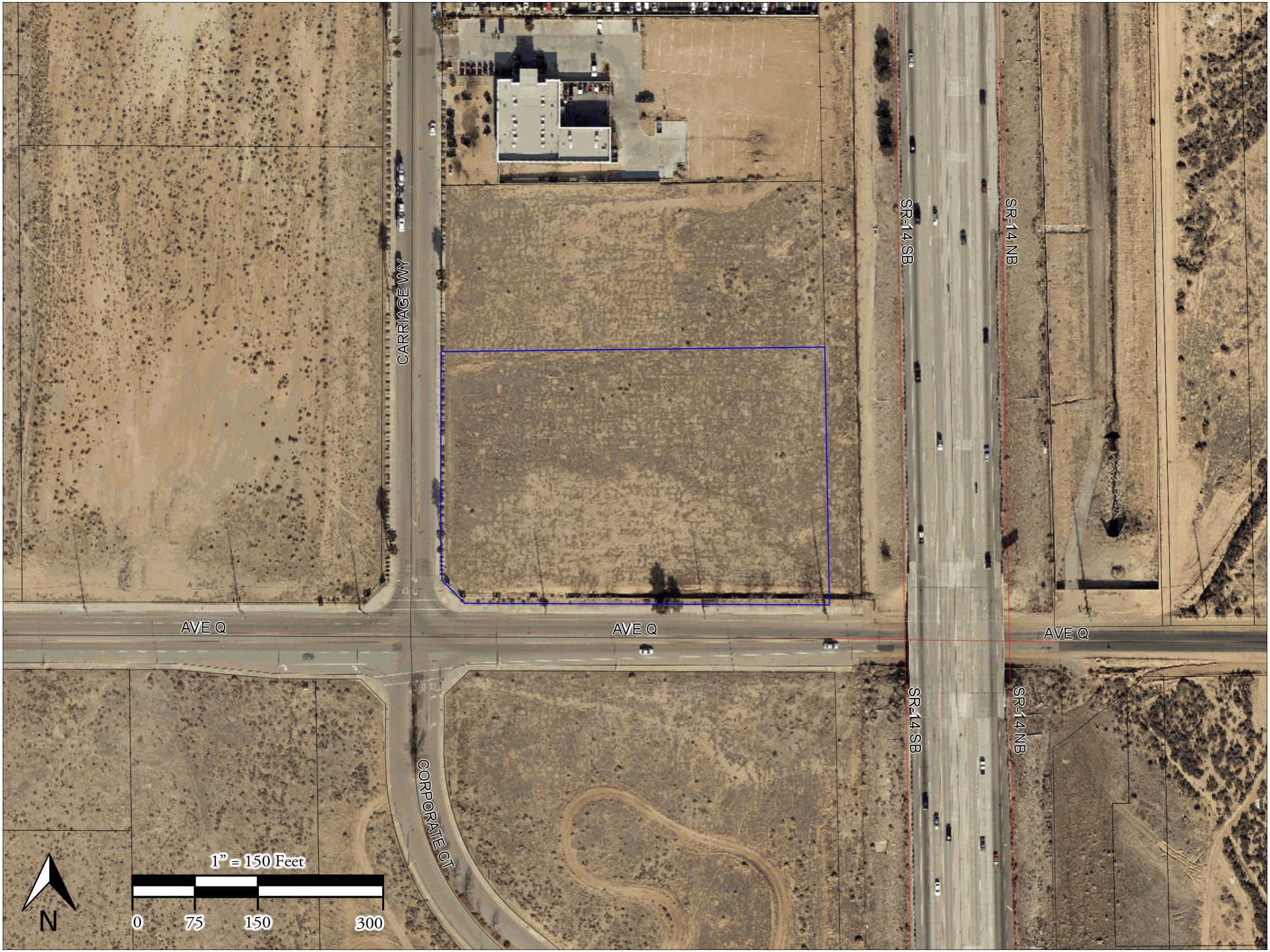
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PALMDALE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

MERGED PARCELS “A” AND “B” AS REFLECTED IN LOT LINE ADJUSTMENT NO. 613 RECORDED ON JUNE 2, 2006 IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS INSTRUMENT NUMBER 06-1011713.

LOTS 12 AND 13 OF TRACT 46586, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1145 PAGES 52 TO 57 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN(s): 3003-002-917; 3003-002-924

3003-002-917



THE CITY OF PALMDALE ASSUMES NO LIABILITY FOR DAMAGES THAT MAY ARISE FROM THE USE OF INFORMATION RETRIEVED FROM THIS MAP.

3003-002-924

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