



County of Fresno

Hall of Records, Rm. 301
2281 Tulare Street
Fresno, California
93721-2198

Legislation Details (With Text)

File #: 18-1124 **Name:** County Purchase of Land at East Harvey and North Armstrong

In control: Sheriff - Coroner

On agenda: 10/9/2018 **Final action:** 10/9/2018

Enactment date: **Enactment #:** Agreement 18-592, Resolution 18-357

Title: Authorize and approve the Chairman to execute the Sale and Purchase Agreement and Escrow Instructions (Sale and Purchase Agreement) for the County's purchase of raw land at the Southwest corner of Harvey and Armstrong, Fresno, CA (APN's 310-133-04, 310-133-05 & 310-133-06) (the Property) from Fancher Creek Properties, LLC, (Seller) for the sum of \$2,500,000; authorize staff to undertake additional due diligence investigations, as needed, including any further environmental studies or appraisals of the Property, as deemed necessary or appropriate by staff, in connection with the County's purchase of the Property; authorize and direct the Director of Internal Services/Chief Information Officer, or his/her designee, to take any action as he/she deems necessary or appropriate, all which shall be consistent with the Sale and Purchase Agreement, and the foregoing Board approvals and actions, to: carry out and consummate the County's purchase of the Property from Seller including necessary actions to open, carry out and close escrow for the County's purchase of the Property from Seller; deliver the County's acceptance of Seller's Grant Deed; and, obtain title insurance in favor of the County for the Property in the amount of the purchase price of the Property; review, approve, execute and/or deliver any agreements, documents, certificates, notices, and instruments, and any amendments to any of the foregoing (subject to prior review and approval thereof as to legal form by County Counsel, and, if applicable, as to accounting form by the County Auditor-Controller/Treasurer-Tax Collector), and to take any other actions to initiate, carry out, and finalize the County's purchase of the Property from the Seller; and perform any other obligations, or exercise any other rights, of County under the Sale and Purchase Agreement to finalize the County's purchase of the Property; and adopt Budget Resolution increasing FY 2018-19 appropriations for the Capital Projects Org 8853 in the amount \$2,920,000 (4/5 vote)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Agenda Item, 2. Agreement A-18-592 with Fancher Creek Properties, LLC, 3. Resolution No. 18-357

Date	Ver.	Action By	Action	Result
10/9/2018	1	Board of Supervisors	Conducted Hearings	Pass

DATE: October 9, 2018

TO: Board of Supervisors

SUBMITTED BY: Margaret Mims, Fresno County Sheriff-Coroner
Robert W. Bash, Director of Internal Services/Chief Information Officer

SUBJECT: County Purchase of Land at East Harvey and North Armstrong

RECOMMENDED ACTION(S):

- 1. Authorize and approve the Chairman to execute the Sale and Purchase Agreement and Escrow Instructions (Sale and Purchase Agreement) for the County's purchase of raw land at the**

Southwest corner of Harvey and Armstrong, Fresno, CA (APN's 310-133-04, 310-133-05 & 310-133-06) (the Property) from Fancher Creek Properties, LLC, (Seller) for the sum of \$2,500,000.

2. Authorize staff to undertake additional due diligence investigations, as needed, including any further environmental studies or appraisals of the Property, as deemed necessary or appropriate by staff, in connection with the County's purchase of the Property.
3. Authorize and direct the Director of Internal Services/Chief Information Officer, or his/her designee, to take any action as he/she deems necessary or appropriate, all which shall be consistent with the Sale and Purchase Agreement, and the foregoing Board approvals and actions, to:
 - a. Carry out and consummate the County's purchase of the Property from Seller including necessary actions to open, carry out and close escrow for the County's purchase of the Property from Seller; deliver the County's acceptance of Seller's Grant Deed; and, obtain title insurance in favor of the County for the Property in the amount of the purchase price of the Property;
 - b. Review, approve, execute and/or deliver any agreements, documents, certificates, notices, and instruments, and any amendments to any of the foregoing (subject to prior review and approval thereof as to legal form by County Counsel, and, if applicable, as to accounting form by the County Auditor-Controller/Treasurer-Tax Collector), and to take any other actions to initiate, carry out, and finalize the County's purchase of the Property from the Seller; and
 - c. Perform any other obligations, or exercise any other rights, of County under the Sale and Purchase Agreement to finalize the County's purchase of the Property.
4. Adopt Budget Resolution increasing FY 2018-19 appropriations for the Capital Projects Org 8853 in the amount \$2,920,000 (4/5 vote).

Approval of Recommended Actions 1 through 3 will authorize the acquisition of the Property at Harvey and Armstrong, Fresno, CA. The purchase price of the Property would be \$2,500,000 with an additional allocation of \$400,000 for Public Works and Planning Project Management costs and \$20,000 for miscellaneous acquisition costs. Approval of Recommended Action 4 will budget appropriations in the amount of \$2,920,000 to facilitate this purchase in Capital Projects Org 8853.

ALTERNATIVE ACTION(S):

There is no alternative action. Non-approval of the recommended actions, however, would result in a lost opportunity to acquire a property that would satisfy Departmental needs.

FISCAL IMPACT:

There is no additional Net County Cost associated with the recommended actions. Approval of Recommended Action 4 will budget appropriations in the amount of \$2,920,000 to facilitate this purchase in Capital Projects Org 8853 Sheriff's Area 2 Substation.

DISCUSSION:

On November 4, 2014, your Board authorized staff to issue a Request for Qualifications (RFQ) for a facility to serve as a new Sheriff's Area 2 substation in the Southeastern area of the County. The approval of the recommended actions will allow the acquisition of a vacant lot located on the corner of Harvey and Armstrong in Fresno, California. Special tax assessments for the year 2018-19 and future years of approximately \$8,820.60 from a Community Facilities District and Metropolitan Flood Control District apply to these properties. Upon acquisition, the Sheriff-Coroner's Office will work with the Department of Public Works and Planning to develop a strategy for the construction plans which will include timelines and cost for the Area 2 Substation.

Upon completion of these plans, there will be a subsequent agenda item to return to your Board for approval.

The Department of Public Works and Planning has reviewed this Agenda Item.

REFERENCE MATERIAL:

BAI #7 - November 4, 2014

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk - Purchase Sale Agreement

On file with Clerk - Budget Resolution

CAO ANALYST:

Jeannie Z. Figueroa