



County of Fresno

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

Legislation Details

File #: 19-0731 **Name:** County Purchase of Real Property at South West Avenue and West Dan Ronquillo Drive

In control: Internal Services

On agenda: 7/9/2019 **Final action:** 7/9/2019

Enactment date: **Enactment #:** Agreement No. 19-332, Resolution No. 19-282

Title: Approve the purchase by the County of the real property located at 190 and 192 South West Avenue, Fresno, CA 93706 (APNs 458-270-15 and 458-060-61), which is approximately 122,839 square feet of vacant light industrial real property ("Property"), from Seller, Horizon Enterprises, LP, for the purchase price of \$460,000, plus \$35,000 estimated closing costs; Approve and authorize the Chairman to execute, a Sale and Purchase Agreement and Escrow Instructions ("Purchase Agreement") for the County's purchase of the Property; Authorize staff to undertake additional due diligence investigations, if needed, including any further environmental studies and 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 Service/Chief Information Officer (Director of ISD/CIO), or his designee, to take any and all actions he deems necessary or appropriate, and in the best interest of the County, all of which shall be consistent with the Purchase Agreement and the foregoing Board approvals and actions, to: a. Open, carry out, and close escrow for the County's purchase of the Property from Seller, deliver the County's \$46,000 deposit, deliver the County's acceptance of Seller's Grant Deed at closing, 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 (not including the Purchase agreement), documents, certificates, notices, and instruments, and any amendments to any of the foregoing (all of which shall be 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 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 Purchase Agreement, or such other agreements, or documents, certificates, notices, or instruments, to finalize the County's purchase of the Property; Direct staff to initiate and pursue environmental review and the County land use entitlement process for the Property as the preferred site for a new animal control location, or other potential use by the County, promptly following the close of the sale of the Property, all pursuant to the California Environmental Quality Act (CEQA); Adopt Budget Resolution increasing FY 2019-20 appropriations for the Capital Projects Fund 0400, Subclass 10055, Animal Control Facility Org 8855, in the amount of \$495,000, for the Property purchase (4/5 vote)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Agenda Item, 2. Agreement A-19-332 with Horizon Enterprises, 3. Resolution No. 19-282, 4. Additional Information

Date	Ver.	Action By	Action	Result
7/9/2019	1	Board of Supervisors	Conducted Hearings	Pass