



# County of Fresno

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

## Legislation Details

**File #:** 20-0094 **Name:** Purchase Agreement 5555 E. Olive

**In control:** Behavioral Health

**On agenda:** 9/22/2020 **Final action:** 9/22/2020

**Enactment date:** **Enactment #:**

**Title:** Approve the form of the Real Estate Sale Contract with Seller (Purchase Agreement) for the County's purchase of 5555 E. Olive Ave. and 5520 E. Hedges Ave., Fresno, CA 93727 (APN 455-223-12) (Property) from Pacific Bell Telephone Company (Seller), for the sum of \$9,500,000, which includes the assumption of a lease of a portion of the Property by AT&T Services, Inc., for up to 18 months after the County's purchase of the Property, assumption of an existing cell tower license, and three easement agreements granting easements to the Seller for existing communication equipment; authorize and direct the Director of Internal Services/Chief Information Officer (Director of ISD/CIO) to execute the final form of the Purchase Agreement, with an expected closing date on or before December 14, 2020 (and initialing approval of the "sale as-is" clause), subject to prior, final review and approval as to legal form by the County Counsel, and, as applicable, as to accounting form by the County Auditor-Controller/Treasurer-Tax Collector; authorize staff to undertake additional due diligence investigations, 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 ISD/CIO, or his designee, to take any action as he deems necessary or appropriate, 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 \$500,000 deposit; 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 at escrow closing, (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 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 Purchase Agreement to finalize the County's purchase of the Property; adopt Budget Resolution increasing the FY 2020-21 appropriations for Capital Facilities Org 1055 in the amount of \$9,500,000 (4/5 vote); adopt Budget Resolution increasing the FY 2020-21 appropriations and estimated revenues for DBH Org 5630 in the amount of \$9,500,000 (4/5 vote); and, adopt Budget Resolution increasing the FY 2020-21 appropriations and estimated revenues for County Buildings Org 0131 in the amount of \$9,500,000 (4/5 vote)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Agenda Item, 2. Form of Sale and Purchase Agmt. and Escrow Instructions, 3. Budget Resolution (Org 1055), 4. Budget Resolution (Org 5630), 5. Budget Resolution (Org 0131)

Date	Ver.	Action By	Action	Result
9/22/2020	1	Board of Supervisors	Deleted	