

Tom Watson

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

Treasurer/Tax Collector

DEPT: Tax Division

BOARD AGENDA # *B-13

Urgent _____ Routine x

AGENDA DATE January 9, 2001

CEO Concurs with Recommendation YES AM NO _____
(Information Attached)

4/5 Vote Required YES _____ NO _____

SUBJECT:

AUTHORIZE THE PURCHASE OF ASSESSOR'S PARCEL NO. 061 3259 (FORMER EMANUEL HOSPITAL) BY THE CITY OF TURLOCK

STAFF
RECOMMEN-
DATIONS:

AUTHORIZE THE TAX COLLECTOR TO SELL APN 061 3259 AS TAX DEFAULTED PROPERTY TO THE CITY OF TURLOCK PURSUANT TO DIVISION 1, PART 6, CHAPTER 8, OF THE REVENUE AND TAXATION CODE.

FISCAL
IMPACT:

The sale will collect the amount of \$180,598.85 which includes tax-defaulted amounts owed to the County and direct assessments owed to other public entities within the County.

BOARD ACTION

No. 2001-18

On motion of Supervisor Simon, Seconded by Supervisor Blom, and approved by the following vote,

Ayes: Supervisors: Mayfield, Blom, Simon, Caruso, and Chair Paul

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

Motion:

Christine Ferraro

File No.

Authorize the Purchase of APN 061 3295
by the City of Turlock
Page Two

DISCUSSION: The property located at 1318 East Canal Drive, Turlock (APN 061 3259) became subject to the Tax Collector's Power to Sell in July, 1996. The property was offered at the public auction of tax defaulted property in 1997 but no one bid on it. The owner avoided sale of the property in 1998 by filing bankruptcy. The bankruptcy has since been dismissed and the property is once again subject to sale. As such, the parcel may be purchased by any taxing agency, revenue district, redevelopment agency or non-profit organization. Taxes have not been paid on this property since 1990.

The Treasurer/Tax Collector is requesting the Board of Supervisors approve the agreement to sell this property to the City of Turlock for \$180,598.85. The purchase price of the property includes the amount of defaulted taxes, penalties and costs which have accrued from 1990 through March, 2001.

The City Council of the City of Turlock adopted a resolution to purchase the property in order to develop affordable housing opportunities in accordance with the City's Consolidated Housing Plan.

POLICY
ISSUES:

Approval by the Board of Supervisors is required by Division 1, Part 6, Chapter 8 of the State Revenue and Taxation Code and meets the Board's priorities of multi-jurisdictional cooperation and economic development.

STAFFING
IMPACT:

None.



AGREEMENT
between
the County of Stanislaus
and
the City of Turlock
TO PURCHASE TAX-DEFAULTED PROPERTY

THIS AGREEMENT is made this 18th day of December, 2000, by and between the Board of Supervisors of the County of Stanislaus, State of California (hereinafter referred to as "County") and the City of Turlock, a municipal corporation (hereinafter referred to as "Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said County, is described as follows:

**LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, AND 15 IN
BLOCK 54 OF THE CITY OF TURLOCK, AS PER MAP
FILED FEBRUARY 6, 1920, IN VOL. 9 OF MAPS, PAGE
25, STANISLAUS COUNTY RECORDS,**

is tax-defaulted and is subject to the power of sale by the tax collector of said County for the nonpayment of taxes, pursuant to the provisions of law.

IT IS MUTUALLY AGREED that:

1. As provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this Agreement shall be paid by Purchaser; and
2. Purchaser agrees to pay the sum of One Hundred Eighty Thousand, Five Hundred Ninety-eight and 85/100ths Dollars (\$180,598.85) for the real property described hereinabove, within fourteen (14) days after the effective date of this Agreement. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to Purchaser.

If all or any portion of any individual parcel listed herein is redeemed prior to the effective date of this Agreement, this Agreement shall be null and void as to that individual parcel.

This Agreement shall also become null and void and the right of redemption restored upon Purchaser's failure to comply with the terms and conditions of this Agreement.

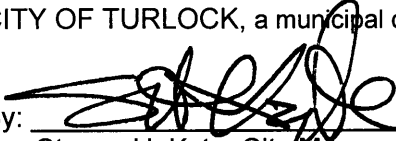
Time is of the essence.


The undersigned hereby agree to the terms and conditions of this Agreement and are duly authorized to sign for said agencies.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by and through their respective officers thereunto duly authorized on the date first written above.

CITY OF TURLOCK, a municipal corporation

STANISLAUS COUNTY BOARD OF SUPERVISORS

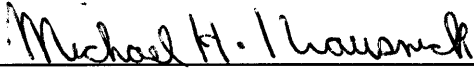
By: 
Steven H. Kyte, City Manager

By: 
Pat Paul, Chair

APPROVED AS TO FORM:

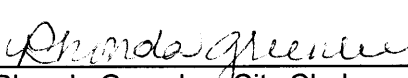
APPROVED AS TO FORM:

By: 
Richard C. Burton, City Attorney

By: 
Michael H. Krausnick, County Counsel

ATTEST:

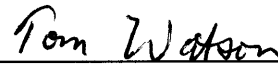
ATTEST:

By: 
Rhonda Greenlee, City Clerk

By: 
Christine Ferraro Tallman, Clerk

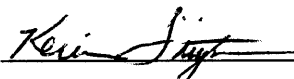
This Agreement was submitted to me before execution by the Board of Supervisors and I have compared the same with the records of Stanislaus County relating to the real property described herein.

Dated: 12-20-2000


Tom Watson, Stanislaus County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 200_.

KATHLEEN CONNELL, State Controller

By: 
for Stephen L. Edwards, Chief
Bureau of Tax Administration



CITY OF TURLOCK

MISSION STATEMENT

Our purpose is to enhance the quality of life of all Turlock residents through actively serving, pursuing excellence, and reflecting our four core values:

service
accountability
compassion
respect

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

**IN THE MATTER OF AUTHORIZING THE
CITY MANAGER TO PURCHASE THE OLD
OLD EMANUEL HOSPITAL SITE THROUGH A
TAX DEFAULT SALE FOR THE
DEVELOPMENT OF AFFORDABLE HOUSING
OPPORTUNITIES IN THE CITY OF TURLOCK,
UTILIZING HOME AND CDBG FUNDS**

RESOLUTION NO. 2000-219

WHEREAS, certain real property located in Turlock, known as 1318 East Canal Drive (Stanislaus County Assessor's Parcel Number 62-32-59), hereinafter referred to the "Property," has been underutilized for a number of years, and;

WHEREAS, the condition of the property is a source of blight on the adjoining residential neighborhood, and;

WHEREAS, Turlock's Housing Element and Consolidated Housing Plan identify the need for more housing that is affordable to persons with low- and moderate-incomes;

WHEREAS, City of Turlock wishes to purchase the Property to allow for the development of affordable housing opportunities.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Turlock directs the City Manager to purchase the Old Emanuel Hospital site through a tax foreclosure sale for the development of affordable housing opportunities in accordance with the adopted 2000-2004 Consolidated Housing Plan of the City of Turlock.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 26th day of September, 2000, by the following vote:

AYES: Councilmembers Lazar, Ratto, Wallen, Yerby and Mayor Andre
NOES: None
ABSTAIN: None
NOT PARTICIPATING: None
ABSENT: None

ATTEST:

Rhonda Greenlee
Rhonda Greenlee, City Clerk,
City of Turlock, County of
Stanislaus, State of California

The foregoing is a correct copy of the original on file in this office which has not been revoked and is now in full force and effect.

Rhonda Greenlee, Deputy for:
RHONDA GREENLEE, City Clerk of the City of
Turlock, County of Stanislaus, State of California

