

RESOLUTION NO. SA 2017-\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, SITTING AS THE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF POMONA, CALIFORNIA, APPROVING A PURCHASE AND SALE AGREEMENT FOR THE SALE OF THE PROPERTY KNOWN AS 340 AND 350 SHORT STREET IN POMONA, CALIFORNIA (APNS 8348-001-900 AND 901, RESPECTIVELY), TO THE COUNTY OF LOS ANGELES, A BODY CORPORATE AND POLITIC, FOR THE PURCHASE PRICE OF \$831,600.**

**WHEREAS**, the former Pomona Redevelopment Agency (“Agency”) was a community redevelopment agency organized and existing under the California Redevelopment Law;

**WHEREAS**, the Agency was dissolved effective February 1, 2012, by way of Assembly Bill 1x26 (as subsequently amended from time to time, the “Dissolution Act”) and the California Supreme Court’s decision in *California Redevelopment Association v. Matosantos* (2011) 53 Cal.4th 231;

**WHEREAS**, the Dissolution Act created a “successor agency” for each dissolved redevelopment agency, and charged such agencies with completing various tasks and obligations geared towards “winding down” the affairs of their respective redevelopment agency;

**WHEREAS**, the Dissolution Act created an “oversight board” for each successor agency, and charged such boards with overseeing, reviewing, and approving enumerated successor agency actions;

**WHEREAS**, upon dissolution of the Agency, all real property assets of the former Agency were transferred to the Successor Agency for management and disposition in accordance with the Dissolution Act;

**WHEREAS**, the Successor Agency is required to prepare a Long Range Property Management Plan (“LRPMP”) to address the disposition and use of all real property assets of the former Agency, and to submit an Oversight Board-approved LRPMP to the State Department of Finance (DOF) in accordance with Health & Safety Code § 34191.4;

**WHEREAS**, the Pomona Oversight Board (“Oversight Board”) has heretofore approved the Successor Agency’s LRPMP, and DOF subsequently approved the Successor Agency’s LRPMP on October 7, 2014;

**WHEREAS**, the Successor Agency owns that certain real property commonly known as 340 and 350 Short Street, located in the City of Pomona, California, and specifically identified as Los Angeles County Assessor’s Parcel Nos. 8348-001-900 and 901 (the “Property”), and such Property is identified for sale and development in the LRPMP;

**WHEREAS**, the County of Los Angeles currently leases the Parcels, APNs 8348-001-900 and 901 for their departmental parking needs;

**WHEREAS**, the County of Los Angeles (“County”) is a body corporate and politic, and desires to purchase the Property which is located across the street from the County facility;

**WHEREAS**, the County requested that the City / Successor Agency sell the subject parcels in order to provide long term parking for their neighboring facility;

**WHEREAS**, the City / Successor Agency has obtained a valuation report for the Property from a MAI certified appraiser, Boznanski and Company, which concludes the Property’s fair market value to be \$831,600;

**WHEREAS**, the Successor Agency desires to sell to the County of Los Angeles, and the County of Los Angeles desires to purchase from the Successor Agency, the Property on the terms and conditions set forth in the Sale and Purchase Agreement attached hereto and incorporated by this reference; and

**WHEREAS**, the sale of the Property is exempt from the California Environmental Quality Act pursuant to section 15061(b)(3) of the CEQA Guidelines, as it can be seen with certainty that the transfer of the subject Property will not have a significant effect on the environment.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council, sitting as the Successor Agency of the former Redevelopment Agency of the City of Pomona as follows:

**SECTION 1.** That, based upon staff reports, presentations, public testimony, and other matters presented during consideration of this matter, the Successor Agency finds and declares the foregoing recitals to be true and correct, and are expressly incorporated as a material part of this Resolution.

**SECTION 2.** That the City / Successor Agency hereby approves the sale of the Property commonly known as 340 and 350 Short Street, Pomona, California (APNs 8348-001-900 and 901) to the County of Los Angeles for the fair market sale price of \$831,600.

**SECTION 3.** That the Successor Agency hereby approves the Sale and Purchase Agreement for the Property in substantially the form as attached hereto, and directs and authorizes the City Manager to execute the Purchase and Sale Agreement on the City’s behalf, in a form approved by Successor Agency General Counsel, as well as such other documents reasonably required to complete the transaction contemplated in this Resolution.

**SECTION 4.** That the transaction contemplated in this Resolution, and the effectiveness of the Sale and Purchase Agreement, is contingent on approval thereof by the Oversight Board. The Successor Agency directs staff to take necessary actions to seek and obtain Oversight Board approval of the Purchase and Sale Agreement as required by the Dissolution Act.

**SECTION 5.** The Successor Agency Secretary shall attest and certify to the passage and adoption of this resolution and it shall become effective immediately upon its approval, and is authorized to execute such other documents and certificates necessary to complete the transaction contemplated in this Resolution.

**APPROVED AND ADOPTED THIS 6<sup>TH</sup> DAY OF MARCH 2017.**

**ATTEST:**

**POMONA CITY COUNCIL SITTING AS  
SUCCESSOR AGENCY TO THE FORMER  
REDEVELOPMENT AGENCY OF THE CITY OF  
POMONA, CALIFORNIA, PURSUANT TO  
CALIFORNIA HEALTH AND SAFETY CODE  
SECTION 34173**

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Eva M. Buice, MMC, Clerk

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Tim Sandoval, Mayor

**APPROVED AS TO FORM:**

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Arnold M. Alvarez-Glasman, Successor Agency Counsel

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF POMONA

I, EVA M. BUICE, MMC, CLERK of the CITY OF POMONA CITY COUNCIL sitting as the SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF POMONA, CALIFORNIA, pursuant to California Health and Safety Code Section 34173, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Successor Agency held on the 6<sup>th</sup> day of March 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Pomona, California, this 6th day of March 2017.

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Eva M. Buice, MMC, Clerk