

DATE SUBMITTED 07/10/2018
 SUBMITTED BY _____
 DATE ACTION REQUIRED 07/18/2018

Agenda Item No F-13
 CITY COUNCIL ACTION (X)
 PUBLIC HEARING REQUIRED ()
 RESOLUTION ()
 ORDINANCE 1ST READING ()
 ORDINANCE 2ND READING ()
 CITY CLERK'S INITIALS *(Signature)*

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: PURCHASE OF TAX-DEFAULTED PROPERTY IN THE FORMER LA FUENTE DEVELOPMENT.	
1. APPROVE THE PURCHASE OF TAX- DEFAULTED PROPERTY.	
DEPARTMENT INVOLVED: City Manager	
BACKGROUND/SUMMARY: The City was notified in March 2015 that 37 parcels in the former La Fuente development on La Brucherie Avenue were being sold as tax-defaulted properties. At that time Council was informed that if these lots were purchased individually the small residential parcels would have a difficult time installing the infrastructure for utilities and roads, and would create a neighborhood of small disjointed development. If purchased by the City for coordination of utilities, roads and other infrastructure, the area could become another positive neighborhood for the City. Currently only a few units on site have partial construction from several years ago. There are still 22 privately held parcels in the development that would need to be included in future discussions regarding build out of the subdivision. The incomplete project has created blight on the southwest part of the city and is along a major gateway corridor for Imperial. In June of 2015, Council took action to approve the purchase of the tax defaulted property through the Successor Agency to the former Redevelopment Agency. The agency included the purchase of these parcels in the ROPS in hopes that the State Department of Finance would approve the use of Successor Agency funds for blight cleanup. There have been numerous attempts in getting the States' approval that the lapse in time has resulted in these properties going back onto the tax rolls. Council to determine if an interest still exists in purchasing these parcels in order to assist with eliminating the blight that now exists.	
FISCAL IMPACT: The total cost of 36 parcels is \$115,900.00	
STAFF RECOMMENDATION: Council determine whether or not to move forward with the purchase of the tax-defaulted properties.	
MANAGER'S RECOMMENDATION:	MANAGER'S INITIAL _____
MOTION:	
SECONDED: AYES: NAYES: ABSENT:	APPROVED () DISAPPROVED () REFERRED TO:
	REJECTED () DEFERRED ()

Documents Required for Chapter 8 Agreement Sale-Purchase

	Completed
▪ Completed Application (SCO form 8-16)	<input type="checkbox"/>
▪ The Agency's Mission Statement (§ 3791 or 3791.3)	<input type="checkbox"/>
▪ If a redevelopment agency, a description/map of the survey area	<input type="checkbox"/>
▪ If a special district, pursuant to Gov Code §56036, documentation showing parcel(s) to be within the jurisdictional boundary of the district, or the agency counsel's opinion that the boundary rules do not apply for intended purchase and use, or a statement from LAFCo that the sphere of influence element is not applicable	<input type="checkbox"/>
▪ The resolution and/or minutes documenting the public agency's authorization to purchase	<input type="checkbox"/>
▪ A document listing each parcel and a specific description of the purpose and intended use for each parcel	<input type="checkbox"/>
▪ If the parcel has a welfare exemption, a copy of an appraisal of the parcel's fair market value	<input type="checkbox"/>
▪ Completed Chapter 8 Agreement	<input type="checkbox"/>
▪ Copy of valid "Articles of Incorporation" when applicable	<input type="checkbox"/>

APPLICATION TO PURCHASE TAX DEFAULTED PROPERTY

This application must be completed by an eligible purchasing entity to commence purchase of tax defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Complete the following sections and supply supporting documentation accordingly. Prior to purchase approval the county may require the applicant submit additional information or documentation. **Completion of this application does not guarantee purchase approval.**

For county use only:

1. Date application received: _____ 2. If applicable, date written objection to Chapter 7 tax sale was received: _____

Applicant must complete Sections A through D.

A. Purchaser Information

1. Name of organization: _____

2. Corporate structure: _____

- Nonprofit organization Public Agency (**please select type of public agency**)
- A taxing agency, revenue district, or special district
- The State or County

B. Property Status and Use Information

1. Is the parcel currently approved for a Chapter 7 tax sale as of the date of this application?

- Yes No

If yes, a written objection must be included with the application. If a written objection was submitted to the county prior to application, what is the date of the objection? _____

2. The purpose of the purchase: (check one box only)

- For low income housing To otherwise serve low income persons
- To preserve open space To preserve a lien
- For public purpose: _____

(describe public purpose)

C. Property Information

Provide the following information. (If more space is needed exhibits may be attached)

1. County where the parcel(s) is located : _____ (county)

2. Assessor's Parcel Number(s) (APN): _____

D. Acknowledgement

Identification and signature of the purchasing entity's authorized officer:

Print Name

Print Title

Authorized Signature

Date

TREASURER-TAX COLLECTOR

KAREN VOGEL
TREASURER-TAX COLLECTOR



TELEPHONE: (442) 265-1270
FAX: (442) 265-1272

IMPERIAL COUNTY ADMINISTRATION CENTER
940 WEST MAIN STREET, SUITE 106
EL CENTRO, CALIFORNIA 92243-2864

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This agreement is made this _____ day of _____, _____, by and between the Board of Supervisors of Imperial County, State of California, and **CITY OF IMPERIAL ("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, hereinafter set forth and described in this agreement, 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 provisions of law.

It is mutually agreed as follows:

1. That, as provided by Revenue and Taxation Code §3800, the cost of giving notice of this agreement shall be paid by the PURCHASER, and
2. That the PURCHASER agrees to pay the sum of **(SEE EXHIBIT A)**, plus any accrued taxes, penalties, & fees as of the effective date of this agreement, for the real property described in Exhibit "A" within thirty (30) days after the date this agreement becomes effective. 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.
3. That the PURCHASER agrees to use the parcel(s) for public purpose under the following intent:

4. That if said purchaser is a taxing agency as defined in Revenue and Taxation Code §121 or any other agency that receives its revenue share under the provisions of Division 1, Part 8, Chapter 3 of the Revenue and Taxation Code, it will not share in the distribution of the payment required by the Agreement as defined by §3791 and §3720 of the Revenue and Taxation Code.

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

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

ATTEST:

(Purchaser)

By _____

(seal)

ATTEST: BOARD OF SUPERVISORS

Clerk of the Board of Supervisors

By IMPERIAL COUNTY

By _____

Deputy

By _____

Chairman, Board of Supervisors

(seal)

CITY OF IMPERIAL:

Pursuant to the provisions of section 3775 of the Revenue and Taxation Code, the governing body of the City of Imperial hereby agrees to the sale price as provided in this agreement.

ATTEST: CITY OF IMPERIAL

Deputy

By _____

Mayor

CALIFORNIA STATE CONTROLLER:

Pursuant to the provisions of Section 3795 of the Revenue and Taxation Code, the Controller approves the foregoing agreement this _____ day of _____, _____.

BETTY T. YEE, CALIFORNIA STATE CONTROLLER

By: _____

"EXHIBIT "A"

Legal Description & Assessment No.	First Year Delinquent	Default Number	Purchase Price
LOT 1 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-029-000 Formerly 043-844-029-000	2006-2007	DEF070003250	\$ 2,800.00
LOT 6 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-034-000 Formerly 043-844-034-000	2006-2007	DEF070003165	\$ 2,700.00
LOT 7 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-035-000 Formerly 043-844-035-000	2006-2007	DEF070003256	\$ 2,700.00
LOT 8 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-036-000 Formerly 043-844-036-000	2006-2007	DEF070003258	\$ 2,700.00
LOT 10 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-038-000 Formerly 043-844-038-000	2006-2007	DEF070003259	\$ 2,700.00
LOT 11 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-039-000 Formerly 043-844-039-000	2006-2007	DEF070003260	\$ 2,700.00
LOT 12 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-040-000 Formerly 043-844-040-000	2006-2007	DEF070003261	\$ 2,800.00
LOT 13 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-041-000 Formerly 043-844-041-000	2006-2007	DEF070003262	\$ 2,800.00
LOT 38 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-043-000 Formerly 043-844-043-000	2006-2007	DEF070003263	\$ 2,600.00
LOT 40 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-045-000 Formerly 043-844-045-000	2006-2007	DEF070003265	\$ 2,400.00
LOT 41 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-046-000 Formerly 043-844-046-000	2006-2007	DEF070003266	\$ 2,700.00
LOT 43 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-048-000 Formerly 043-844-048-000	2006-2007	DEF070003268	\$ 2,300.00
LOT 45 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-050-000 Formerly 043-844-050-000	2006-2007	DEF070003270	\$ 2,700.00
LOT 46 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-051-000 Formerly 043-844-051-000	2006-2007	DEF070003271	\$ 2,700.00
LOT 47 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-052-000 Formerly 043-844-052-000	2006-2007	DEF070003272	\$ 2,700.00

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LOT 48 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-053-000 Formerly 043-844-053-000	2006-2007	DEF070003273	\$	2,700.00
LOT 50 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-055-000 Formerly 043-844-055-000	2006-2007	DEF070003274	\$	2,800.00
LOT 52 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-057-000 Formerly 043-844-057-000	2006-2007	DEF070003275	\$	4,200.00
LOT 53 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-058-000 Formerly 043-844-058-000	2006-2007	DEF070003276	\$	4,300.00
LOT 54 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-059-000 Formerly 043-844-059-000	2006-2007	DEF070003277	\$	4,400.00
LOT 55 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-060-000 Formerly 043-844-060-000	2006-2007	DEF070003278	\$	4,400.00
LOT 56 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-061-000 Formerly 043-844-061-000	2006-2007	DEF070003279	\$	4,500.00
LOT 57 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-062-000 Formerly 043-844-062-000	2006-2007	DEF070003280	\$	4,200.00
LOT 58 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-374-063-000 Formerly 043-844-063-000	2006-2007	DEF070003281	\$	4,400.00
LOT 22 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-375-004-000 Formerly 043-845-004-000	2006-2007	DEF070002284	\$	2,700.00
LOT 21 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-375-005-000 Formerly 043-845-005-000	2006-2007	DEF070002285	\$	2,700.00
LOT 20 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-375-006-000 Formerly 043-845-006-000	2006-2007	DEF070002286	\$	2,700.00
LOT 19 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-375-007-000 Formerly 043-845-007-000	2006-2007	DEF070002287	\$	2,700.00
LOT 18 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-375-008-000 Formerly 043-845-008-000	2006-2007	DEF070002288	\$	2,700.00
LOT 16 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-375-010-000 Formerly 043-845-010-000	2006-2007	DEF070002290	\$	2,700.00
LOT 29 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-375-017-000 Formerly 043-845-017-000	2006-2007	DEF070002296	\$	4,400.00

"EXHIBIT "A"

LOT 30 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-375-018-000 Formerly 043-845-018-000	2006-2007	DEF070002297	\$	4,500.00
LOT 31 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-375-019-000 Formerly 043-845-019-000	2006-2007	DEF070002298	\$	4,200.00
LOT 32 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-375-020-000 Formerly 043-845-020-000	2006-2007	DEF070002299	\$	4,500.00
LOT 33 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-375-021-000 Formerly 043-845-021-000	2006-2007	DEF070002300	\$	3,400.00
LOT 34 LA FUENTE PATIO HOMES SUB CITY OF IMPERIAL Assessment No. 064-375-022-000 Formerly 043-845-022-000	2006-2007	DEF070002301	\$	2,800.00
		TOTAL:	\$	115,900.00

WILDFLOWER NORTH UNIT NO.4 & UNIT NO.5 & UNIT NO.6 & UNIT NO.7

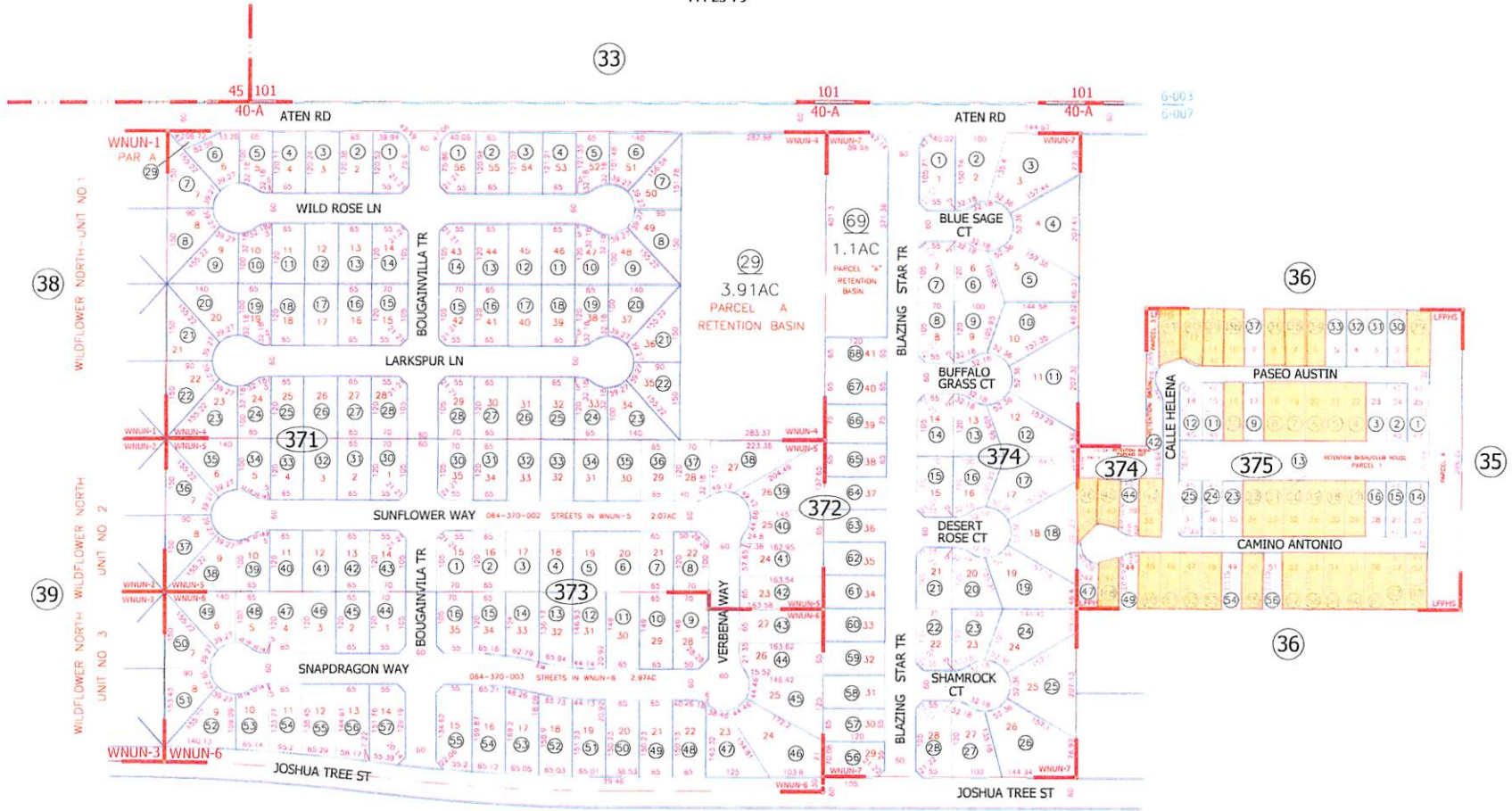
FM 18-18 FM 18-77 FM 19-1 FM 19-32

LA FUENTE PATIO HOMES SUBDIVISION

FM 23-79

Tax Area Code
6-007

64-37



REMAP FROM 43-84 3-01-07 MF
12-12-05 RM
12-28-04 RM
12-14-00 AR
04-28-00 RM

043-040-02-STREETS-IN-WNUN-5-2-07AC DELETED 12/22/02
043-040-03-STREETS-IN-WNUN-6-2-07AC DELETED 12/22/02
043-040-04-STREETS-IN-WNUN-7-2-07AC DELETED 11/27/01
084-370-005-STREETS-IN-LFFHS 2.06AC

DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR. ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)



CITY OF IMPERIAL
Assessor's Map Bk.64-Pg.37
County of Imperial, Calif.