

CITY OF YUBA CITY
STAFF REPORT

Date: November 3, 2009
To: Honorable Mayor & Members of the City Council, and
Honorable Chairman & Members of the Redevelopment Agency Board
From: Administration
Presentation By: Steven C. Kroeger, Assistant City Manager

Summary

Subject: Sale of Redevelopment Agency Property (APN 52-540-001) to the City of Yuba City

Recommendation: Conduct a public hearing, and after consideration:

- 1) Authorize the Executive Director to sell 0.92 acres of Redevelopment Agency property located at 429 Wilbur Avenue (APN 52-540-001) to the City of Yuba City as part of Gauche Park for the sum of \$1.00 and execute a quit claim deed transferring title to the City of Yuba City
- 2) Authorize the City Manager to accept the purchase of the Property located at 429 Wilbur Ave (APN 52-540-001) for the sum of \$1.00 from the Redevelopment Agency

Fiscal Impact: \$28.06 in annual assessments will be paid to Levee District #1 by the City of Yuba City instead of by the Redevelopment Agency

Background:

As set forth in the Redevelopment Plan, the Agency is authorized to undertake various improvement projects to address blight in the Project Area, including the enhancement of the community facilities available to residents of the Project Area and supportive of the local population at-large. The Agency assisted with the expansion of the new Gauche Aquatic Park with funding provided from a portion of the Agency's 2007 Tax Allocation Bonds as well as providing a parcel of property that was initially purchased in 2001 at the corner of Wilbur and C Street.

Analysis:

Now that the improvements to Gauche Park are complete, the subject property should be conveyed to the City. The City will hold title to the entire property underlying Gauche Park and be responsible for ongoing park maintenance and operation. The Agency recommends selling the Property to the City for one dollar (\$1.00).

Fiscal Impact:

\$28.06 in annual assessments will be paid to Levee District #1 by the City of Yuba City instead of by the Redevelopment Agency.

Alternatives:

1. Do not approve sale of property.

Recommendation:

- 1) Authorize the Executive Director to sell 0.92 acres of Redevelopment Agency property located at 429 Wilbur Avenue (APN 52-540-001) to the City of Yuba City as part of Gauche Park for the sum of \$1.00 and execute a quit claim deed transferring title to the City of Yuba City
- 2) Authorize the City Manager to accept the purchase of the Property located at 429 Wilbur Ave (APN 52-540-001) for the sum of \$1.00 from the Redevelopment Agency

Attachments:

1. *Quit Claim Deed*
2. *Map*

Prepared By:



Terrel Locke
Administrative Analyst

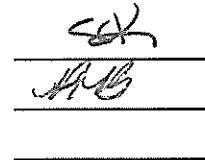
Submitted By:



Steven R. Jepsen
City Manager

Reviewed By:

Assistant City Manager
Finance
City Attorney



Recording requested by:
Redevelopment Agency of
The City of Yuba City
1201 Civic Center Blvd
Yuba City CA 95993

After recording return to:
City of Yuba City
1201 Civic Center Blvd
Yuba City CA 95993

Undersigned Grantor Declares:
Transfer Tax \$ 0.0

QUIT CLAIM DEED

The Redevelopment Agency of the City of Yuba City, a public body, corporate and politic, having determined it is in the public interest to do so, Hereby REMISE, RELEASE and forever QUITCLAIMS unto the City of Yuba City, all rights, title, interest, estate, claim and demand, both at law and in equity, the Redevelopment Agency of the City of Yuba City may have in the following described property:

See Exhibit "A", attached hereto and made a part hereof.

Dated: _____

Steven R. Jepsen, Executive Director

State of California
County of SUTTER

On _____ before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

(seal)

SIGNATURE




Exhibit A

Beginning at a point on the Easterly line of Wilbur Avenue, said point being South 10°53' East and distant on said course 433 00 feet from the intersection of said Easterly line of Wilbur Avenue with the Southerly line of "B" Street and said point of beginning being also South 10°53' East and distant on said last named course 245 75 feet from the Southeast corner of the lot now or formerly owned by Minnie E Backus, running thence(Mag Var 18°30' East) North 79°07' East 264 80 feet, Thence South 10°53' East Parallel to said Easterly line of Wilbur Avenue 164 50 feet, thence South 79° 07' West 264 80 feet to said Easterly line of Wilbur Ave and thence North 10°53' West along said Easterly line of Wilbur Avenue 164 50 feet to the point of beginning

Excepting Therefrom the following Described property

Commencing at the original intersection of the Easterly line of Wilbur Avenue with the Southerly line of "B" Street, thence South 11°25'54" East a distance of 433 00 feet (of record South 10°53' East 433 00 feet) to the Northwest corner of the parcel of land described in the deed of James W Howard and Etta Mac Howard Recorded in Book 504, Page 174 of Official Records of Sutter County, California being also the point of beginning, thence South 11° 25' 54" East along the Westerly line of said Howard Parcel and said Easterly line of Wilbur Avenue a distance of 164 5 feet to the Southwest corner of said Howard Parcel, thence North 78°34'06" East along the Southerly line of said Howard Parcel a distance of 19 91 feet to a line parallel with, Easterly of, and 30 feet measured at right angles to the monumented center line of Wilbur Avenue, thence North 11°24' 04" West along said line a distance of 141 48 feet to the beginning of a tangent curve concave to the Southeast having a radius of 20 feet, thence along said curve through a central angle of 90°00'23" a distance of 31 42 feet to a point being Southerly of and 28 feet measured at right angles to the monumented center line of " C " Street, thence North 11°34'41" West perpendicular to the said monumented center line of " C " Street, and a distance of 3 03 feet to the Northerly line of said Howard Parcel, thence South 78°34'06" West along the Northerly line of said Howard Parcel a distance of 40 00 feet to the point of beginning

City of Yuba City

-  Subject Property
-  Parks
-  Parcels

