

RESOLUTION NO. 2019-25

RESOLUTION OF THE SAN BERNARDINO COUNTYWIDE OVERSIGHT BOARD APPROVING THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN BERNARDINO'S SALE OF REAL PROPERTY

On Monday, March 11, 2019, on motion of San Bernardino Countywide Oversight Board Member Miller, duly seconded by San Bernardino Countywide Oversight Board Member De Nava and carried, the following resolution is adopted by the San Bernardino Countywide Oversight Board, State of California.

WHEREAS, the Successor Agency to the Redevelopment Agency of the City of San Bernardino (Successor Agency) must dispose of assets and properties of the former redevelopment agency as directed by the San Bernardino Countywide Oversight Board pursuant to California Health and Safety Code (HSC) Section 34177(e); and

WHEREAS, the San Bernardino Countywide Oversight Board must direct the Successor Agency to dispose of all assets and properties of the former redevelopment agency pursuant to HSC Section 34181(a); and

WHEREAS, the Successor Agency is not permitted to dispose of any real property assets of the former redevelopment agency, except governmental use assets, until the Department of Finance (DOF) approves the Successor Agency's Long Range Property Management Plan (LRPMP) pursuant to HSC Section 34191.3; and

WHEREAS, on December 28, 2015, the Successor Agency's Oversight Board adopted Resolution No. SBOB/2015-09, approving the Successor Agency's LRPMP; and

WHEREAS, on December 31, 2015, DOF issued a Determination Letter approving the Successor Agency's LRPMP; and

WHEREAS, upon receiving DOF approval of the LRPMP, the LRPMP shall govern and supersede all other provisions relating to the disposition and use of real property assets of the former redevelopment agency pursuant to HSC Section 34191.3; and

WHEREAS, the Successor Agency desires to sell real property to Inland Maple Partners, LLC (Purchaser) located at 478 and 480 N. "D" Street, San Bernardino, California and consisting of approximately 0.26-acres and identified as Assessor's Parcel Numbers 0134-141-28 and 0134-141-29, and further identified in the Successor Agency's approved LRPMP as a "for sale" property (Property); and

WHEREAS, the Successor Agency intends to sell the Property to the Purchaser for a purchase price of \$54,150, which represents an amount above the Broker's Opinion of Value prepared by Keller Williams Realty, Redlands; and

WHEREAS, the sale of the Property by the Successor Agency to Purchaser is intended to be made in accordance with the terms of a Purchase and Sale Agreement and Joint Escrow Instructions (PSA), which was approved by the Successor Agency on February 6, 2019, a copy of which is attached hereto as Exhibit A; and

WHEREAS, subject to the approvals of the Countywide Oversight Board and review by DOF, the Successor Agency intends to distribute the land sale proceeds to the San Bernardino

County Auditor-Controller for distribution to the taxing entities, less the costs of sale attributable to the Successor Agency that are described within the Agreement; and

WHEREAS, the San Bernardino Countywide Oversight Board has determined that the approval of the sale and disposition of the Property and execution of the PSA is consistent with the terms of the approved LRPMP under HSC Section 34191.3(a), and is consistent with the obligation of the Successor Agency to wind down the affairs of the former redevelopment agency in accordance with HSC Section 34177(h).

NOW, THEREFORE, the San Bernardino Countywide Oversight Board hereby resolves, determines and orders as follows:

Section 1. The foregoing recitals are true and correct.

Section 2. The sale by the Successor Agency to the Redevelopment Agency of the City of San Bernardino of real property identified as Assessor's Parcel Numbers 0134-141-28 and 0134-141-29 located at 478 and 480 N. "D" Street, San Bernardino, California, in accordance with that certain executed Purchase and Sale Agreement between the Successor Agency and Inland Maple Partners, LLC, is hereby approved.

Section 3. This resolution shall take effect from and after the date of its passage and adoption.

PASSED AND ADOPTED by the San Bernardino Countywide Oversight Board, State of California, by the following vote:

AYES: OVERSIGHT BOARD MEMBER: Richard De Nava, Ken Miller, Cindy Saks, Lawrence Strong, David Wert

NOES: OVERSIGHT BOARD MEMBER: None

ABSENT: OVERSIGHT BOARD MEMBER: Mario Vasquez, Acquanetta Warren

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STATE OF CALIFORNIA)
)
COUNTY OF SAN BERNARDINO) ss.

I, **LAURA H. WELCH**, Secretary to the San Bernardino Countywide Oversight Board, State of California, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by the Countywide Oversight Board, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of March 11, 2019. #1 mb

LAURA H. WELCH
Secretary to the San Bernardino Countywide Oversight Board

By _____
Deputy