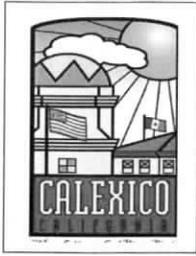


AGENDA  
ITEM

**2**



# CITY COUNCIL AGENDA STAFF REPORT

**DATE:** August 26, 2020

**TO:** Mayor and City Council

**APPROVED BY:** Miguel Figueroa, City Manager *MF*

**PREPARED BY:** Seth Merewitz, BBK, Special Counsel

**SUBJECT:** Sale of City Surplus Land; Authorization to Enter into Negotiations

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## Recommendation

City Council to authorize City Manager to enter into an Exclusive Right to Negotiate with George Egbunu, REO Investment Group, to comply with the Surplus Property Act for the parcels identified as APN 058-010-010 and 058-010-051 located on the east side of Kloke Road and south side of Maddox Road

## Background/ Discussion:

Pursuant to the provisions of California Government Code Section 54220 et seq. (the "Act"), the City of Calexico (City) is required to notify those entities designated in Section 54222 of the Act of the availability for lease or purchase of City-owned land (the "development site") for the purposes authorized in the Act, which land the City intends to declare surplus before the Calexico City Council takes action to dispose of it consistent with the Act and the City's policies and procedures.

Ideally, the City desires to establish a long-term, fair market value ground lease or sale (as determined by an appraisal) of the development site. However, the City is willing to consider alternatives.

The City sent out the attached Notice of Availability (See Exhibit A) on June 3, 2020 and received back interest from one party. The City Manager seeks authority to enter into a 90-day Exclusive Right to Negotiate Agreement with George Egbunu, REO Investment Group.

Staff would then report back on next steps.



**Environmental Review:**

Sales of surplus government property are exempt from the California Environmental Act (CEQA) pursuant to Title 14 Section 15312 of the California Code of Regulations.

**Fiscal Impact:**

There is no impact to the City's General Fund due to this action.

**Coordinated With:**

City Attorney's Office.

**Attachments:**

1. Notice of Availability of Surplus Land (June 3, 2020).



# CITY OF CALEXICO

608 Heber Ave.  
Calexico, CA 92231-2840  
Tel: 760.768.2110  
Fax: 760.357-3831  
[www.calexico.ca.gov](http://www.calexico.ca.gov)

June 3, 2020

## NOTICE OF AVAILABILITY OF SURPLUS LAND

TO: Whom It May Concern  
(Via Electronic Mail)

RE: **Notice of Availability of Surplus Land in the City of Calexico Pursuant to California Government Code Section 54220 *et seq.* (the "Act")**

Pursuant to the provisions of California Government Code Section 54220 *et seq.* (the "Act"), the City of Calexico (City) hereby notifies those entities designated in Section 54222 of the Act of the availability for lease or purchase of the following City-owned land (the "development site") for the purposes authorized in the Act, which land the City intends to declare surplus before the Calexico City Council takes action to dispose of it consistent with the Act and the City's policies and procedures.

Ideally, the City desires to establish a long-term, fair market value ground lease or sale (as determined by an appraisal) of the development site. However, the City is willing to consider alternatives.

If interested in purchasing or leasing the City-owned land for an authorized purpose under the Act, you must notify the City in writing of your interest in purchasing or leasing the land within **60 days** of the date this Notice of Availability has been sent. Written notices must be sent, if at all, to, and must be received by, Mr. Miguel Figueroa within said 60-day period at the following address. The receipt of an email or notice by regular mail by way of the United States Postal Service is acceptable. If by regular mail, we suggest that you send it via certified mail with return receipt requested.

Please send written notices of interest to:

**Miguel Figueroa**  
Assistant City Manager  
Community and Economic Development Director  
**City of Calexico**  
(760) 768-2177  
[mfigueroa@calexico.ca.gov](mailto:mfigueroa@calexico.ca.gov)  
[www.calexico.ca.gov](http://www.calexico.ca.gov)



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<b>Surplus Property Information</b>	
Property Address	E. Side of Kloke Road and S. Side of Maddox Road, unincorporated area identified with the City of Calexico, Imperial County, CA 92231
Assessor Parcel No	APNs 058-010-010 & 51
Lot Size	Two Undeveloped 14.16 and 26.05-Acre. See Assessor Parcel Map below
Lot Width	See Assessor Parcel Map below
Lot Depth	See Assessor Parcel Map below
Zoning	Agriculture
General Plan Designation	Agriculture
Current Use	Agricultural
Appraisal Value	\$1,810,000 (Westates Appraisal Group, Inc. 12/12/17)
Documents Available at City	Phase 1 ESA (12/17), Preliminary Title Report (12/6/17), and Appraisal