



CITY OF SANTA BARBARA

JOINT COUNCIL AND SUCCESSOR AGENCY AGENDA REPORT

AGENDA DATE: January 12, 2016

TO: Mayor and Councilmembers
Chair and Boardmembers

FROM: City Administrator's Office

SUBJECT: Transfer Of Calle Cesar Chavez Property To Successor Agency

RECOMMENDATION:

- A. That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving the Transfer of All Right, Title and Interest to the Real Property Commonly Known As the "Calle Cesar Chavez Properties," Owned by the City of Santa Barbara, a Municipal Corporation, and the Successor Agency to the Redevelopment Agency of the City of Santa Barbara, and Authorizing the City Administrator to Execute Such Documents as Necessary to Effectuate Such Transfer of Real Property Interests to the Successor Agency to the Redevelopment Agency of the City of Santa Barbara; and
- B. That the Successor Agency to the Redevelopment Agency of the City of Santa Barbara adopt, by reading of title only, A Resolution of the Successor Agency to the Redevelopment Agency of the City of Santa Barbara Accepting and Assuming All Right, Title and Interest to the Real Property Commonly Known As the "Calle Cesar Chavez Properties," Owned by the City of Santa Barbara, a Municipal Corporation, and the Successor Agency to the Redevelopment Agency of the City of Santa Barbara, and Authorizing the Executive Director to Execute Such Documents as Necessary to Effectuate Such Transfer of Real Property Interests to the Successor Agency to the Redevelopment Agency of the City of Santa Barbara.

DISCUSSION:

On June 7, 2011, the Redevelopment Agency of the City of Santa Barbara ("Agency") adopted Resolution No. 1026 to transfer all its right, title and interest in real property, including leaseholds and easements, to the City of Santa Barbara. The City of Santa Barbara, in turn, accepted title to all interests in real property, including leaseholds and easements, from the Redevelopment Agency of the City of Santa Barbara at that same

meeting. Grant Deed No. 61-363 was recorded on June 17, 2011 transferring the real property.

Subsequently, on February 1, 2012, the Agency was dissolved through the enactment of AB1X 26 ("Dissolution Act") which legislation was upheld by the State Supreme Court. Certain provisions of the Dissolution Act reached back to January 1, 2011, which had the effect of invalidating the real property transfer. All assets were subsequently transferred back to the Successor Agency, including the real property. The California State Controller confirmed that all asset transfers made by the Agency to the City of Santa Barbara after January 1, 2011, had been effectively returned to the Successor Agency.

As part of the unwinding of the Agency, the Successor Agency is disposing of all property formerly owned by the Agency in accordance with the Long Range Property Management Plan. All real property has been approved for transfer to the City except the Calle Cesar Chavez property, which is to be sold at auction to the highest bidder. In order to provide a clean, insurable, title to the property for the future owner of the property, it is necessary to remove the June 2011 Grant Deed from the chain of title. This administrative item will benefit both the Successor Agency and the future owner and provide for a clean title transfer as part of the upcoming sale of the Calle Cesar Chavez property.

ATTACHMENT: Aerial View of Calle Cesar Chavez Properties

PREPARED BY: Brian J. Bosse, Waterfront Business Manager

SUBMITTED BY: Paul Casey, City Administrator

APPROVED BY: City Administrator's Office



Calle Cesar Chavez/Cacique Street Properties