

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE THE LAND PURCHASE AGREEMENT, ESCROW INSTRUCTIONS, AND GRANT DEED AS APPROVED BY THE CITY ATTORNEY FOR THE SALE OF CERTAIN CITY EXCESS LAND, LOCATED AT 20 WEST MASON STREET, TO JAMES AND KELLY HALLMAN IN THE AMOUNT OF \$2,300,098

WHEREAS, at its meeting of May 7, 2013, the City Council approved, by adoption of resolution, the acquisition of the real property at 20 West Mason Street related to the Mason Street Bridge Replacement Project;

WHEREAS, at its meeting of July 14, 2015, the City Council declared the property at 20 West Mason Street to be excess to the City's needs and subject to disposal by public auction, and to negotiate final terms in accordance with the Santa Barbara City Charter Section 520 and Chapter 4.28 of the Santa Barbara Municipal Code subject to the review and approval by the City Attorney;

WHEREAS, on September 27, 2016, the City duly noticed and conducted a public auction in the City Public Works Main Conference Room, pursuant to Santa Barbara Municipal Code Chapter 4.28 with a minimum bid/offer of \$2,750,000 with one bid being received, but was withdrawn due to the bidder not being able to use the property as they intended, and a subsequent public auction was scheduled;

WHEREAS, on February 28, 2017, the City duly noticed and conducted a public auction in the City Public Works Main Conference Room pursuant to Santa Barbara Municipal Code Chapter 4.28 with a minimum bid/offer of \$2,400,000, with no qualifying minimum bid being submitted at this public auction, a new public auction date was scheduled with a lower minimum bid/offer price of \$1,995,000;

WHEREAS, on March 21, 2017, the City of Santa Barbara duly noticed and conducted a public auction in the City of Santa Barbara Public Works Main Conference Room pursuant to Santa Barbara Municipal Code Chapter 4.28 with a minimum bid/offer price of \$1,995,000 established;

WHEREAS, James and Kelly Hallman, having been the qualifying bidder at said auction, have executed and delivered a Land Purchase Agreement and Escrow Instructions for the purchase of said excess City land in the amount of \$2,300,098; and

WHEREAS, City Charter Section 520 requires the approval of the disposal of this excess City land by Council's adoption of an approving ordinance.

NOW THEREFORE, THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. That the Land Purchase Agreement for the sale of the property in the amount of \$2,300,098, Grant Deed, and Escrow Instructions between the City of Santa Barbara and James and Kelly Hallman, regarding the sale of certain City excess land located at 20 West Mason Street, is hereby approved, and the City Administrator is authorized to execute any documents related to said escrow.

SECTION 2. That upon the successful completion of escrow, and the effective date of this Ordinance, First American Title Company, Inc., is authorized to record the Grant Deed for said excess City land in the Official Records, in the office of the County Recorder, Santa Barbara County.

SECTION 3. That this Ordinance shall be subject to a thirty (30) day referendum period from the date of its Adoption.