


CITY COUNCIL ACTION REQUEST

Department(s): Office of Economic Development Parks, Recreation and Neighborhood Services	CEQA: Addendum to the Mitigated Negative Declaration for S. 31 st Street & Alum Rock Avenue Park, File No. PP18-042	Coordination: City Attorney's Office and City Manager's Budget Office	Dept. Approval: /s/ Kim Walesh /s/ Angel Rios, Jr.
Council District(s): 5			CMO Approval:  6-14-18

SUBJECT: APPROVAL OF AN AGREEMENT FOR THE PURCHASE OF REAL PROPERTY LOCATED AT S. 31ST STREET AND SHORTRIDGE AVENUE

RECOMMENDATION:

Adopt a resolution authorizing the City Manager or his designee to negotiate and execute a Purchase and Sale Agreement and all other documents necessary to complete the purchase of a parcel of land located at South 31st Street and Shortridge Avenue (APN 481-14-130), north of the existing park expansion of the S. 31st Street & Alum Rock Avenue Park, for the price of \$2,500, allowing for the additional expansion of the S. 31st Street & Alum Rock Avenue Park.

BASIS FOR RECOMMENDATION:

In October 2017, a broker from Income Property Specialists contacted Real Estate staff indicating that his client was willing to sell the subject property to the City. Real Estate staff began discussing the potential transaction with Parks, Recreation, and Neighborhood Services to gauge their interest in acquiring the parcel, since it is located adjacent to the S. 31st Street & Alum Rock Avenue Park. In January 2018, Parks, Recreation, and Neighborhood Services agreed to move forward with the transaction and Real Estate staff negotiated a purchase price of \$2,500. Real Estate staff also proceeded with analyzing the parcel's history to ensure that there were no issues related to the expansion of the adjacent park. In August 2016, the City acquired property for the S. 31st Street & Alum Rock Avenue Park from the State of California for \$850,000 which represent \$13.00 per square foot. The purchase price of \$2,500 for the adjacent property represents \$0.53 per square foot.

Approval of this action will allow the City to acquire the subject parcel and own all parcels adjacent to the S. 31st Street & Alum Rock Avenue Park. This acquisition will allow the City to expand the park onto the subject parcel while the park is being developed.

COST AND FUNDING SOURCE:

Funding for the acquisition of real property located at S. 31st Street and Shortridge Avenue is available in the Alum Rock & 31st Street Phase II appropriation (APPN 401I) in the adopted 2017-2018 Capital Budget.

FOR QUESTIONS CONTACT: Nanci Klein, Assistant Director of Economic Development (408) 535-8184

EXHIBIT A
AERIAL OF PROPOSED ACQUISITION SITE

