



Legislation Text

File #: 08-00286, **Version:** 2

HEARING - Consider recommendations regarding the joint hearing for real property acquisition of 970 Embarcadero Del Mar, Isla Vista, Third District, as follows: (EST. TIME: 30 MIN.)

Acting as the Board of Supervisors:

- a) Find that the acquisition by the Redevelopment Agency ("Agency") of property located at 970 Embarcadero Del Mar, in Isla Vista ("Property"), owned by Santa Barbara Neighborhood Clinics was evaluated in the Isla Vista Master Plan EIR, and pursuant to CEQA Guidelines Sections 15180 and 15162, no additional environmental review is required;
- b) Adopt the Resolution making findings required by Health & Safety Code §33445 and §33679 to use Redevelopment Agency funds to purchase the Property;
- c) Conduct a hearing as required by Health & Safety Code §33679 for purchase of the Property;
- d) Adopt the Resolution approving the summary of costs and findings of the California Health and Safety Code Section 33433 Report for the lease of a portion of the building on the Property, approximately 7,357 square feet, to Santa Barbara Neighborhood Clinics and approving the lease of the Property back to the Santa Barbara Neighborhood Clinics for a 10 year term;
- e) Approve and execute the attached original and duplicate original First Amendment to the CDBG Grant Agreement to allow the Clinic to sell the Property to the Agency without triggering repayment of a \$40,000 CDBG grant that was used to improve the Property in 1989;

Acting as the Board of Directors of the Redevelopment Agency:

- f) Find that the acquisition by the Agency of the Property was evaluated in the Isla Vista Master Plan EIR, and pursuant to CEQA Guidelines Sections 15180 and 15162, no additional environmental review is required;
- g) Adopt the Resolution making findings required by Health & Safety Code §33445 and §33679 for the acquisition of the Property;
- h) Adopt the Resolution of Intent to Purchase the Property from Santa Barbara

Neighborhood Clinics;

i) Execute the Real Property Sale Contract and Escrow Instructions between the Agency and Santa Barbara Neighborhood Clinics to acquire the Property in the amount of \$2,600,000, and authorize the Agency Executive Director, or designee, to initial various provisions therein on behalf of the Agency;

j) Authorize the Executive Director to extend the escrow period up to 60 additional days at his sole discretion;

k) Authorize the Executive Director to execute a 10 year Lease Agreement, with the Agency as Lessor, and Santa Barbara Neighborhood Clinics as Lessee, upon the successful close of escrow;

l) Approve the Agency's General Fund deposit of \$250,000 into an escrow account to be repaid from future loan proceeds.

COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: APPROVE

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