RESOLUTION R2026-XX-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING A PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY, AS SELLER, AND THE CITY OF MANTECA, AS BUYER, FOR PROPERTY OWNED BY THE SUCCESSOR AGENCY AT 555 INDUSTRIAL PARK DRIVE, AND TAKING RELATED ACTIONS

WHEREAS, pursuant to AB X1 26 (which became effective in June 2011) (as subsequently amended, the "Dissolution Act") and the California Supreme Court's decision in California Redevelopment Association, et al. v. Ana Matosantos, et al., 53 Cal. 4th 231 (2011), the Manteca Redevelopment Agency ("Former Agency") was dissolved as of February 1, 2012, and the Successor Agency to the Manteca Redevelopment Agency ("Successor Agency") was established to serve as the successor agency to the Former Agency; and

WHEREAS, pursuant to the Dissolution Act, properties of the Former Agency, including the approximately 4.9 acre parcel, located in the City of Manteca at 555 Industrial Park Drive in an industrial park (Assessor's Parcel No. 221-190-760) ("Property"), transferred to the Successor Agency by operation of law and the Successor Agency owns the Property in fee simple; and

WHEREAS, the California Department of Finance ("DOF") previously approved the Successor Agency's Long-Range Property Management Plan ("LRPMP"), which requires the Successor Agency to sell the Property; and

WHEREAS, under the Surplus Land Act, Government Code Sections 54220-54234 ("Surplus Land Act"), surplus land is land owned in fee simple by a local agency which is not necessary for the local agency's use and for which the governing board takes formal action in a regular public meeting declaring the land is surplus, and the land must be declared either surplus land or exempt surplus land; and

WHEREAS, the Successor Agency is a local agency within the meaning of the Surplus Land Act; and

WHEREAS, the Successor Agency, pursuant to its Resolution No. R2025-01-SA, adopted on August 19, 2025, determined that the Property is exempt surplus land under Government Code Section 54221(f)(1)(D), which provides that land is exempt surplus land if a local agency is transferring the land to another local, state or federal agency for the local, state or federal agency's use; and

WHEREAS, by letter dated May 7, 2026, the California Department of Housing and Community Development concluded that the Property qualifies as exempt surplus land under Government Code Section 54221(f)(1)(D); and

WHEREAS, it is proposed that the Property will be sold to the City for the purpose of the City's development of a homeless navigation center with associated supportive and transitional housing; and

WHEREAS, under the Dissolution Act, the Oversight Board for the Successor Agency ("Oversight Board") must approve the Successor Agency's sale of the Property to the City; and

WHEREAS, pursuant to Section 34181(f) of the Health and Safety Code, the action of the Oversight Board taken to approve the Successor Agency's sale of the Property to the City is required to be made at public meeting of the Oversight Board after at least 10 days' notice to the public of the specific proposed action; and

WHEREAS, the purchase and sale agreement between the Successor Agency and City ("PSA") for the sale of the Property includes as a condition to the closing thereunder that the Oversight Board approve the PSA/sale; and

WHEREAS, the purchase price in the PSA ($2,140,000) is the appraised value of the Property based on a recent appraisal; and

WHEREAS, on April 15, 2025, the City Council approved an agreement with the Manteca Unified School District ("MUSD") pursuant to which MUSD waived its interest in purchasing the Property and agreed to relinquish to the City its share of proceeds generated by the sale of the Property; and

WHEREAS, the City Council finds that approval of the PSA is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that approval of the acquisition itself will not have a significant effect on the environment; and

WHEREAS, any future development or physical improvements proposed for the Property will be subject to separate environmental review under CEQA to the extent required by applicable law.

WHEREAS, funding for the City's acquisition of the Property will be provided through Fund 126 – Navigation Center, Capital Improvement Project No. 24001; and

WHEREAS, based upon the anticipated allocation of the sale proceeds, MUSD's approximate share is $1,070,856 and the City's approximate share is $316,720; and

WHEREAS, San Joaquin County General and the San Joaquin County Library have agreed to contribute their combined approximate share of $450,042 toward the City's Navigation Center; and

WHEREAS, these anticipated amounts total approximately $1,837,618, resulting in an estimated net acquisition cost to the City of approximately $302,382, exclusive of closing costs, prorations, and other transaction adjustments; and

WHEREAS, the City Council has considered all information related to this matter, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manteca, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution.

2. The City Council hereby approves the PSA substantially in the form attached hereto.

3. The City Council finds that approval and execution of the PSA are exempt from CEQA pursuant to Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that the transaction will have a significant effect on the environment. The transaction involves the transfer of real property and does not, by itself, authorize any physical development, construction, or change in land use.

4. The closing of the transaction is expressly conditioned upon approval of the PSA and the sale by the Oversight Board for the Successor Agency.

5. The City Council acknowledges that the purchase price for the Property is Two Million One Hundred Forty Thousand Dollars ($2,140,000) and authorizes the use of Fund 126 – Navigation Center, Capital Improvement Project No. 24001, for the acquisition and associated closing costs.

6. The City Manager is hereby authorized and directed to execute the PSA in substantially the form attached hereto with such changes as the City Manager, in consultation with the City Attorney, deems appropriate, and execute and deliver all other documents required of the City as the buyer under the PSA, and do any and all things which the City Manager may deem necessary or advisable to effectuate this Resolution and all such actions previously taken are hereby ratified.

7. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the ____ day of ______, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: ____________________________

GARY SINGH
Mayor

ATTEST: ____________________________

CASSANDRA CANDINI-TILTON
City Clerk