

ATTACHMENT 1

RESOLUTION R20XX-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE SALE OF REAL PROPERTY LOCATED AT 282 N. AIRPORT WAY FOR THE DEVELOPMENT OF A MULTI-FAMILY APARTMENT COMPLEX, AUTHORIZING THE MAYOR TO SIGN THE DEVELOPMENT AGREEMENT, AND AUTHORIZING THE CITY MANAGER TO SIGN ALL DOCUMENTS NECESSARY TO EFFECTUATE THE DEVELOPMENT AGREEMENT

WHEREAS, the City of Manteca is the owner of Accessor Parcel Number (APN) 200-140-020-000, an approximately 3.7-acre undeveloped property located at 282 N. Airport Way in the City of Manteca (“Property”); and

WHEREAS, in 2006, the former Manteca Redevelopment Agency (“Former Agency”) awarded a grant to a nonprofit corporation to support the development of low- and moderate-income housing, but the nonprofit did not develop the Property, leading the Former Agency to accept conveyance of the Property in 2010 in lieu of enforcing its rights under the grant agreement; and

WHEREAS, pursuant to the Dissolution Act (AB XI 26, as amended), the 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 to the Former Agency; and

WHEREAS, the Property was transferred from the Successor Agency to the City of Manteca as the housing successor to the Former Agency; and

WHEREAS, on June 21, 2022, the Manteca City Council declared the Property surplus per Resolution R2022-106 in accordance with the Surplus Land Act (SLA), Government Code Sections 54220-54233, which requires that surplus property be made available for development purposes including, but not limited to, low and moderate income housing; and

WHEREAS, on May 3, 2023, the City published a Notice of Availability (NOA) and notified required housing sponsors of the availability of the Property in compliance with the SLA; and

WHEREAS, on June 21, 2023, the City received a timely response to the NOA from an interested developer, whose submission aligned with the objectives of the SLA, specifically the development of low- and moderate-income housing; and

WHEREAS, the City and the developer have engaged in good faith negotiations and completed an appraisal of the Property on September 11, 2023, which resulted in an appraised market value of \$550,000, and such negotiations concluding at the end of the

ATTACHMENT 1

summer 2024; and

WHEREAS, the City Council finds that the proposed Disposition and Development Agreement will facilitate the development of the Property for affordable housing purposes, and the developer has agreed to restrict at least 25% of the units for low-income households in compliance with the SLA; and

WHEREAS, the Disposition and Development Agreement and related documents have been presented to the City Council, and the City Council has reviewed and considered the same.

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

1. Approve the Disposition and Development Agreement for the sale of real property located at 282 N. Airport Way for the development of a multi-family apartment complex, as presented.
2. Authorizes the Mayor of the City of Manteca to sign the Disposition and Development Agreement on behalf of the City.
3. Authorizes the City Manager of the City of Manteca to sign all documents necessary to effectuate the Disposition and Development Agreement, including, but not limited to, any and all necessary amendments that do not require approval of the City Council.
4. Finds that the development of the Property is in the best interests of the City and its residents and will further the City's goals and priorities for affordable housing development.
5. This Resolution shall take effect on the effective date immediately.

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 21st day of October 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____

ATTACHMENT 1

CASSANDRA CANDINI-TILTON
City Clerk