RESOLUTION R2026-XX-XX

RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY APPROVING A PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY, AS SELLER, AND THE CITY OF MANTECA, AS BUYER, FOR EXEMPT SURPLUS 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, pursuant to its Resolution No. R2025-01-SA, adopted on August 19, 2025, the Successor Agency 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, pursuant to 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, the net proceeds from the sale of the Property will be distributed to the affected taxing entities based on their respective allocation percentages, subject to any agreements under which a taxing entity has agreed to forgo its share of the proceeds; and

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

WHEREAS, the proposed purchase and sale of the Property 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 and execution of the PSA will not have a significant effect on the environment, as the action involves only the transfer of real property and does not authorize physical development, construction, or a change in land use; and

WHEREAS, any future development of the Property will be subject to separate environmental review under CEQA, as applicable; 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 Board of Directors has considered all information related to this matter, including any supporting reports by Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Successor Agency to the Manteca Redevelopment Agency, as follows:

1. The Board of Directors of the Successor Agency to the Manteca Redevelopment Agency hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the Board's adoption of this Resolution.

2. The Board of Directors hereby approves the PSA substantially in the form attached hereto.

3. Staff of the Successor Agency is hereby authorized and directed to provide a copy of this Resolution to the Oversight Board, in the form and manner required by the Oversight Board.

4. The Board of Directors finds that approval of the Purchase and Sale Agreement 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 there is no possibility that approval and execution of the Purchase and Sale Agreement will have a significant effect on the environment. The action involves the transfer of real property only and does not, by itself, authorize any physical development, construction, or change in land use.

5. The Executive Director of the Successor Agency, or designee, is hereby authorized and directed to execute the Purchase and Sale Agreement, substantially in the form attached hereto, with such non-substantive changes as the Executive Director, in consultation with Successor Agency Counsel, deems necessary or appropriate, and to execute all agreements, escrow instructions, certificates, and other documents necessary to carry out the intent of this Resolution and complete the sale of the Property.

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

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the Board of Directors of the Successor Agency to the Manteca Redevelopment Agency at a public meeting of said Board held on the ____ day of ______, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

EXECUTIVE DIRECTOR: ____________________________
GARY SINGH
Chair

ATTEST: ____________________________
CASSANDRA CANDINI-TILTON
Secretary