

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Matthew Fertal
Dept: Director
Subject: ACQUISITION OF REAL PROPERTY
12261 THACKERY DRIVE
(ALVARADO)

From: Chet Yoshizaki
Dept: Economic Development
Date: January 22, 2008

OBJECTIVE

It is requested that the City Council consider the acquisition of the real property located at 12261 Thackery Drive owned by Jesus and Irene V. Alvarado (Property Owners).

BACKGROUND

The subject property is located adjacent to a larger redevelopment site situated along Harbor Boulevard. Kam Sang Company, the developer of the B-2 site, is under time constraints from Marriott to begin the development of the Springhill Suites Hotel. The Thackery property is a replacement from the original site (Agency owned parcel and J. Tilman Williams properties), which was immediately south of the B-2 site along Harbor Boulevard, north of Twintree Avenue. A subsequent amendment to the Disposition and Development Agreement reflecting the reconfigured site will be presented to the Agency at a later date.

DISCUSSION

An agreement has been reached with the Property Owners to acquire fee title interest of 12261 Thackery Drive. The agreed upon purchase price of \$529,000 is within the fair market value as determined by an independent appraiser, (and reviewed by a second appraiser). The property contains 6,390 square feet of land and is currently improved with a single-family residence.

FINANCIAL IMPACT

- Community Development Block Grant (CDBG) funds have been allocated for the acquisition and relocation expenditures.

COMMUNITY VISION IMPLEMENTATION

- Improving the City's economic base through the development of tax-generating uses where appropriate.

RECOMMENDATION

Based on the abovementioned, staff recommends the following:

- Approve the acquisition of the subject property;
- Authorize the City Manager and City Clerk to execute the pertinent documents on behalf of the City;
- Authorize the Finance Officer to draw a warrant in the amount of \$529,000 when appropriate to do so;
- Authorize the City Manager and City Clerk to execute agreements for asbestos testing, asbestos abatement, and demolition at the lowest responsible bids.

CHET YOSHIZAKI

Economic Development Director

By: Carlos Marquez
Real Property Agent

Attachment 1 - Site Map

Attachment 2 - Purchase Agreement

Attachment 3 - Grant Deed