



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: August 10, 2023

TO: Board of Commissioners

FROM: Jim Kruse, Executive Director

SUBJECT: Action Item #22-23-51: Consider Approving the sale of land located at the Empire Migrant Center Property on South Avenue to the City of Modesto transferring ownership of the Well 312 site and an additional portion of land for treatment expansion.

PREPARED BY: Jim Kruse, Executive Director

RESOLUTION NO: 22-23-51

RECOMMENDATION:

Staff recommends approving the sale of land located at the Empire Migrant Center Property on South Avenue to the City of Modesto.

SUMMARY:

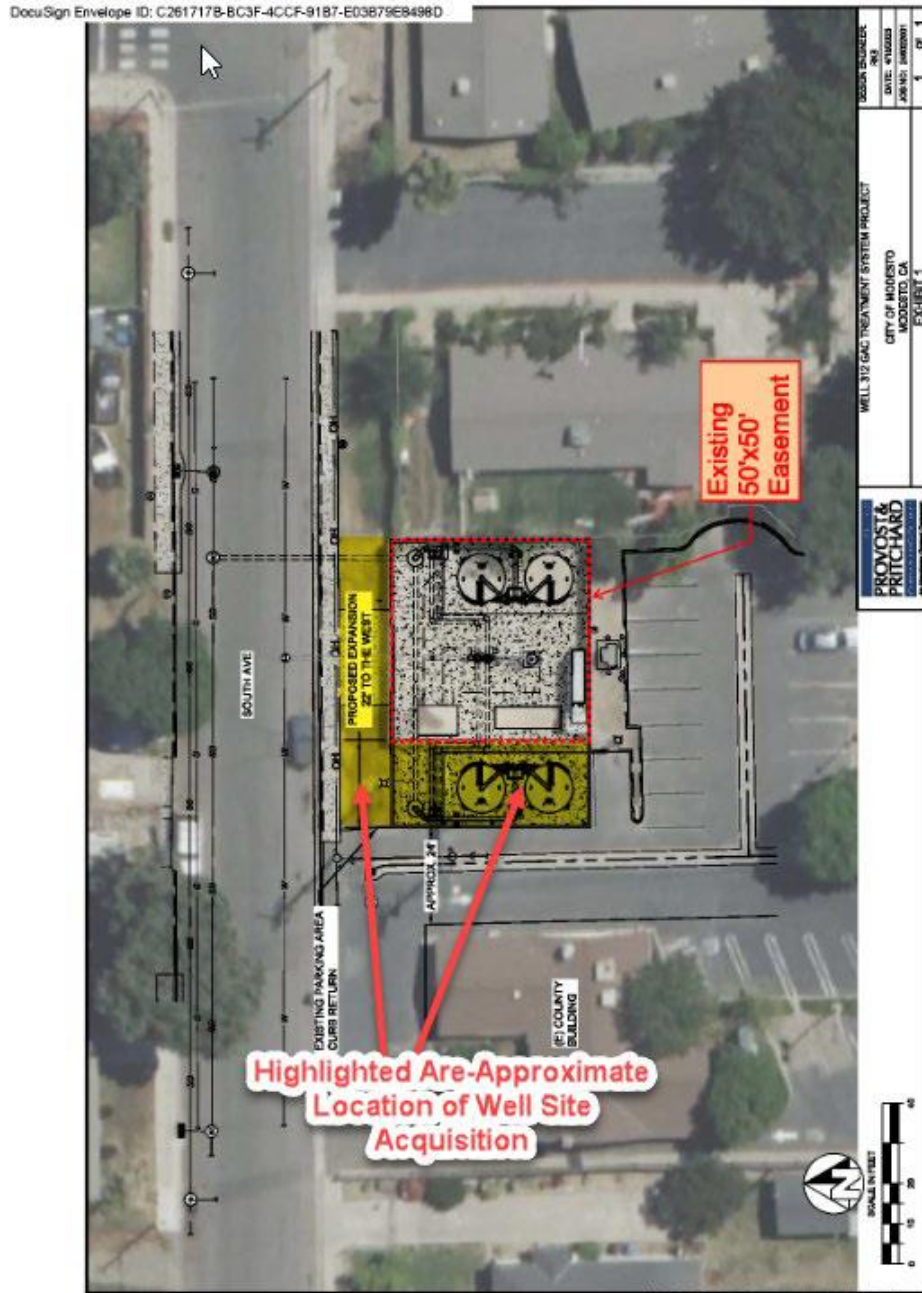
The Housing Authority was contacted in May 2023 by the City of Modesto (City) to discuss the Housing Authority interest in selling the subject property so that the City could install a water treatment filtration system and reactivate the well that would service the surrounding Empire community.

Currently, the City of Modesto (City) has an existing 50' X 50' easement over the subject property for the operation and maintenance of well site #312. The existing easement is surrounded by a chain-link privacy fence and fully developed with water facilities.

The proposed Project Acquisition includes the following real property acquisitions. The Project map identifies the total acquisition area of 4,320 square feet, in fee. The total area includes the 2,500 square feet burdened by the existing easement plus an additional 1,820 square feet to the north and west of the current well site. The acquisitions are not separate parcels; however, the appraisal identified the acquisition areas as a Parcels 1 and 2 for discussion and clarity.

- 1) Parcel 1-The City will acquire the remaining property rights underlying the existing 50' X 50" well site. The City acquired this easement through an Easement Deed dated July 13, 2001, document number 2001-0078949-00. The area was fenced, and the well facility developed on the site. The July 2001 easement creates a significant burden as the only remaining value to the underlying fee leaves 1 percent of the fee value to the owner of the burdened site.
- 2) Parcel 2- This is the proposed acquisition of additional well facility area. The "new" site area to be acquired is located just north and west of the existing well easement. The improvement in this acquisition area are listed below. Parcel 2 contains 1,820 square feet that will be acquired in fee. The site expansion will be used to install additional water facility equipment.

The following exhibit highlights the current water facility easement and expansion area.



Based upon the Colliers International appraisal the value of the subject property is \$26,073.

FISCAL IMPACT:

The Housing Authority would receive \$26,073 in compensation for the property that will be posted to the Local account.

ATTACHMENT:

- Resolution No. 22-23-51
- Draft Legal Plat
- Property Appraisal Report



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RESOLUTION NO. 22-23-51

RESOLUTION APPROVING THE SALE OF LAND LOCATED AT THE EMPIRE MIGRANT CENTER PROPERTY ON SOUTH AVENUE TO THE CITY OF MODESTO TRANSFERRING OWNERSHIP OF THE WELL 312 SITE AND AN ADDITIONAL PORTION OF LAND FOR A TREATMENT EXPANSION

WHEREAS, the Housing Authority desires to transfer any liability and ownership of the Well 312 and associated with the well and treatment facility, and

WHEREAS, the City of Modesto desires to acquire said property, and

WHEREAS, the City of Modesto is amenable to compensate the Housing Authority for the full appraised value of the property, and

WHEREAS, the legal description of the property is more fully described in the attached Exhibit A of this Resolution, and

WHEREAS, the appraised fair market value of the property has been determined to be Twenty-Six Thousand and Seventy-Three Dollars (\$26,073)

NOW THEREFORE BE IT RESOLVED, that

1. The sale of the Empire Migrant Center property to City of Modesto as described in Exhibit A of this resolution is approved, for the sale price amount of Twenty-Six Thousand and Seventy-Three Dollars (\$26,073), and
2. The Executive Director is authorized, after legal review, to execute, on behalf of the Authority, all documents related to the sale of this property, and
3. This resolution shall take effect immediately

DULY AND REGULARLY ADOPTED by the Board of Commissioners of Stanislaus Regional Housing Authority this 10th Day of August 2023. On a motion by Commissioner _____, seconded by Commissioner _____, and on the following roll call vote:

- AYES:
- NAYS
- ABSENT:
- ABSTAIN:

Approved: _____
Chairperson

Attest: _____
Secretary