



# CITY OF LODI

# COUNCIL COMMUNICATION

**AGENDA TITLE:** Advertisement for Bids for Surplus City Property at 1775 South Church Street

**MEETING DATE:** August 17, 1994

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council adopt a resolution declaring City-owned property at 1775 South Church Street as surplus property and authorizing the advertisement for bids for the sale of this property.

**BACKGROUND INFORMATION:** This parcel was acquired when the City widened Church Street from Kettleman Lane to 300 feet north of Century Boulevard. (See Exhibit A attached.) Because the house on this parcel was situated within the needed right of way and repairs and upgrades to the old house would have been very costly, the City purchased the entire parcel.

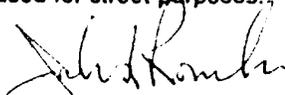
The lot is 60 feet by 132 feet and is zoned R-MD. The R-MD zoning permits construction of up to four living units if all parking and setback requirements can be met. The site has been cleared of the house and the septic system and curb, gutter, and sidewalk are installed. City water and sewer taps are also available; however, the water service may need to be upgraded. Impact fees would be required but credit would be given for the single-family dwelling which was removed. A sewer connection fee and cost of a water meter would also be the responsibility of the developer. All fees will be based on the number of units to be constructed.

The proposed sale of this property was referred to the Planning Commission at its meeting of July 25, 1994. The Planning Commission found that the sale of this property would conform to the General Plan.

An appraisal has been prepared and based on that appraisal we recommend that the bidding begin at \$54,000. A deposit of one percent of the amount of the bid in cash or cashier's check will be required for all bidders. The successful bidder will be required to deposit the balance of the purchase price into escrow within sixty days after the City Council accepts the offer. It is recommended that bids be opened on September 22, 1994, and that Council award the bid at its meeting of October 5, 1994.

The property will be advertised in the manner outlined in the attached resolution. Interested parties who have requested to be notified of the sale and local building contractors will be sent a copy of the resolution.

**FUNDING:** Originally purchased with Gas Tax funds. Any dollars received from this sale will have to be refunded to the Gas Tax Account and used for street purposes.

  
Jack L. Ronsko  
Public Works Director

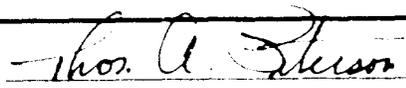
Prepared by Sharon Blaufus, Administrative Assistant

JLR/SB/lm

Attachments

cc: City Clerk  
City Attorney

APPROVED



THOMAS A. PETERSON  
City Manager



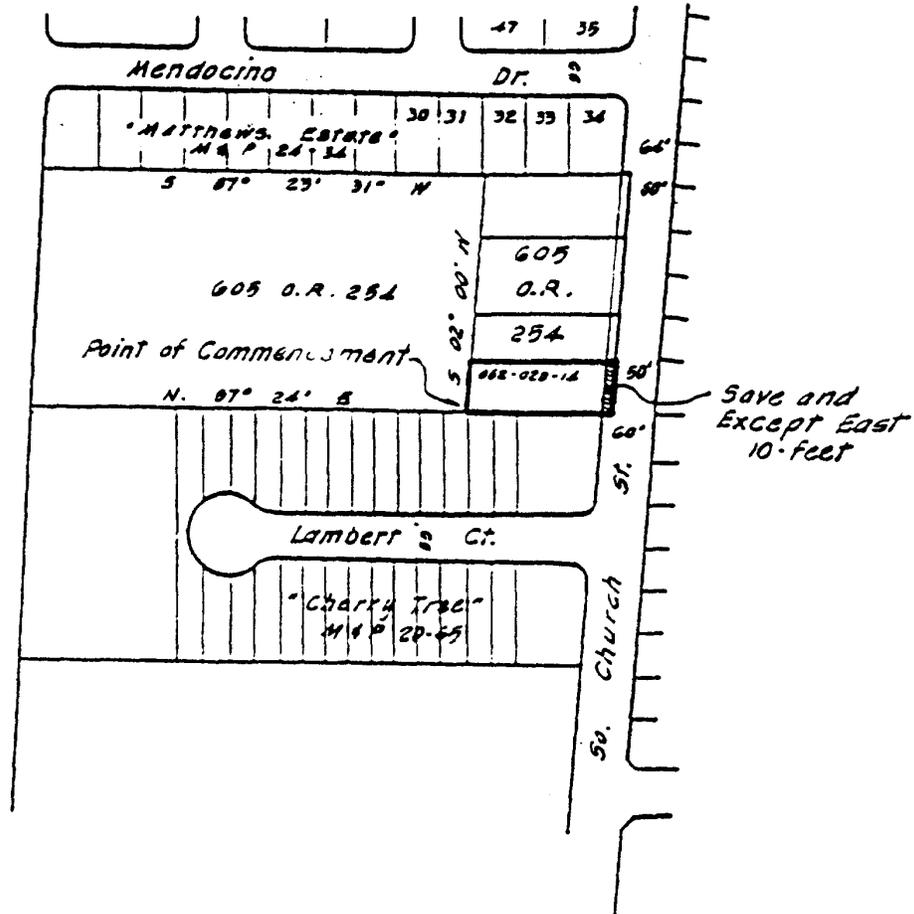
recycled paper



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

1775 South Church St.  
062-020-14



Dr.	No.	Date	Revision	Appr.
Ch.				
Date				

## EXHIBIT A

In Flu

CITY OF LODI  
221 WEST PINE STREET  
LODI, CALIFORNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LODI DECLARING  
ITS INTENTION TO SELL SURPLUS REAL PROPERTY

PUBLISH DATE: SATURDAY, SEPTEMBER 3, 1994 and  
SATURDAY, SEPTEMBER 10, 1994 and  
SATURDAY, SEPTEMBER 17, 1994

TEAR SHEETS WANTED: ONE

AFFIDAVIT AND BILL TO:

JENNIFER M. PERRIN, CITY CLERK

DATED: AUGUST 1 1994

ORDERED BY:

  
JACQUELINE E. TAYLOR  
DEPUTY CITY CLERK

ADVINS/TXTA.02J

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RESOLUTION NO. 94-93  
\*\*\*\*\*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LODI  
DECLARING ITS INTENTION TO SELL SURPLUS REAL PROPERTY

\*\*\*\*\*

WHEREAS, the City of Lodi is the owner of certain real property described as follows:

1775 South Church Street

APN: 062-020-14

A portion of the Northwest Quarter of Section 13, Township 3 North, Range 6 East, MDB & M., being more particularly described as follows:

Beginning at the Southwest corner of the land described in the Deed to Isamu Funamura, recorded January 11, 1938 in Volume 605 of Official Records, Page 254, San Joaquin County Records; thence Easterly along the south line of said Funamura land to the Southeast corner thereof; thence Northerly along the East line of said Funamura land, 60 feet; thence Westerly parallel to the South line of said Funamura land, to the West line thereof; thence Southerly 60 feet to the Point of Beginning.

SAVE AND EXCEPT the East 10 feet.

WHEREAS, the said real property is not needed by the City of Lodi;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lodi in a regular meeting held August 17, 1994 that it hereby declared its intention to sell the said real property to the highest bidder pursuant to the provisions of Section 37350, of the Government Code.

BE IT FURTHER RESOLVED that the terms on which the real property will be sold are as follows: Each bid shall be in a sealed envelope plainly marked as a bid for 1775 S. Church Street, and mailed or delivered to Jennifer M. Perrin, City Clerk of the City of Lodi, 221 West Pine Street, P. O. Box 3006, Lodi, California 95241. Bids will be accepted until 11:00 a.m. on Wednesday, September 21, 1994 at which time they will be opened and publicly read at the Carnegie Forum. Each bid must be accompanied with a deposit in cash or cashier's check in the amount of one percent (1%) of the bid. Minimum bid must be at least \$54,000.00. The balance of the purchase price is to be paid within 60 days after the acceptance of the offer through escrow with a mutually agreed upon title company. At the close of escrow, the City of Lodi's Grant Deed (subject to easements and encumbrances of record) will be delivered to the successful bidder. If the successful bidder fails to complete the purchase of the property in accordance with the terms hereof, his/her deposit will be forfeited and retained by the

City of Lodi as liquidated damages and he/she shall forfeit all rights hereunder. It is agreed that damages in the event of failure to complete purchase would be difficult to ascertain and that such sum represents a reasonable attempt to ascertain what such damages would be. The successful bidder agrees to pay for the cost of all escrow and recording fees, documentary transfer taxes, and title insurance, if desired. The city will pay for the cost of publishing this resolution.

BE IT FURTHER RESOLVED that bids must be submitted for the entire property hereinabove described. The following matters concerning said real property should be noted and taken into consideration by prospective bidders: that the property has an existing 5 foot Public Utility Easement on the West side; that pursuant to law (including but not limited to H & S Code §25359.7 and Civ. Code §1102 et. seq.) Seller represents that it has no knowledge of contamination on the property, but requires that Buyer either: (:) at Buyer's sole expense, conduct an environmental audit before close of escrow with right of refusal should contamination be found; or waive all consequential damages to the extent allowed by law should pre-existing contamination be found; that the developer is responsible for all normal City policies and fees covering like developments within the City, including sewer connection fee, water meter cost, and development impact fees, if applicable.

BE IT FURTHER RESOLVED that the City Council of the City of Lodi reserves the right to reject any or all bids, and the right to withdraw the property from sale.

BE IT FURTHER RESOLVED that the notice of the adoption of this resolution, and the time and place of holding the bid opening, shall be given by posting copies of this resolution, signed by the City Clerk of the City of Lodi in at least the following three public places in the City of Lodi:

One on the bulletin board at the north entrance to City Hall, 221 West Pine Street, Lodi, California

One on the bulletin board at the entrance to the Public Safety Building, 230 West Elm Street, Lodi, California

One on the bulletin board located at the Lodi Public Library, 201 West Locust Street, Lodi, California

not less than fifteen (15) days before the date of the bid opening, and by publishing notice of the adoption of this resolution not less than once a week for three (3) successive weeks before the bid opening in the Lodi News-Sentinel, a newspaper of general circulation published in the City of Lodi.

Dated: August 17, 1994  
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I hereby certify that Resolution No. 94-93 was passed and adopted by the City Council of the City of Lodi in a regular meeting held August 17, 1994 by the following vote:

Ayes: Council Members - Pennino, Snider and Sieglock (Mayor)

Noes: Council Members - None

Absent: Council Members - Davenport and Mann

  
JENNIFER M. PERRIN  
City Clerk

94-93



**MEMORANDUM, City of Lodi**

**To:** Propective Buyers  
**From:** City Clerk  
**Date:** August 18, 1994  
**Subject:** Sale of Property Located at 1775 South Church Street

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Attached is City of Lodi Resolution No. 94-93 which declares the City's intention to sell surplus property located at 1775 South Church Street.

For information regarding the use of this property such as the number of units that can be constructed and other zoning requirements, contact the Community Development Department at 333-6711. If you have questions regarding any fees, other than building permit fees, contact Sharon Welch in the Engineering Department, 333-6706.

  
JENNIFER M. PERRIN  
City Clerk

JMP/SB/sb

attachment

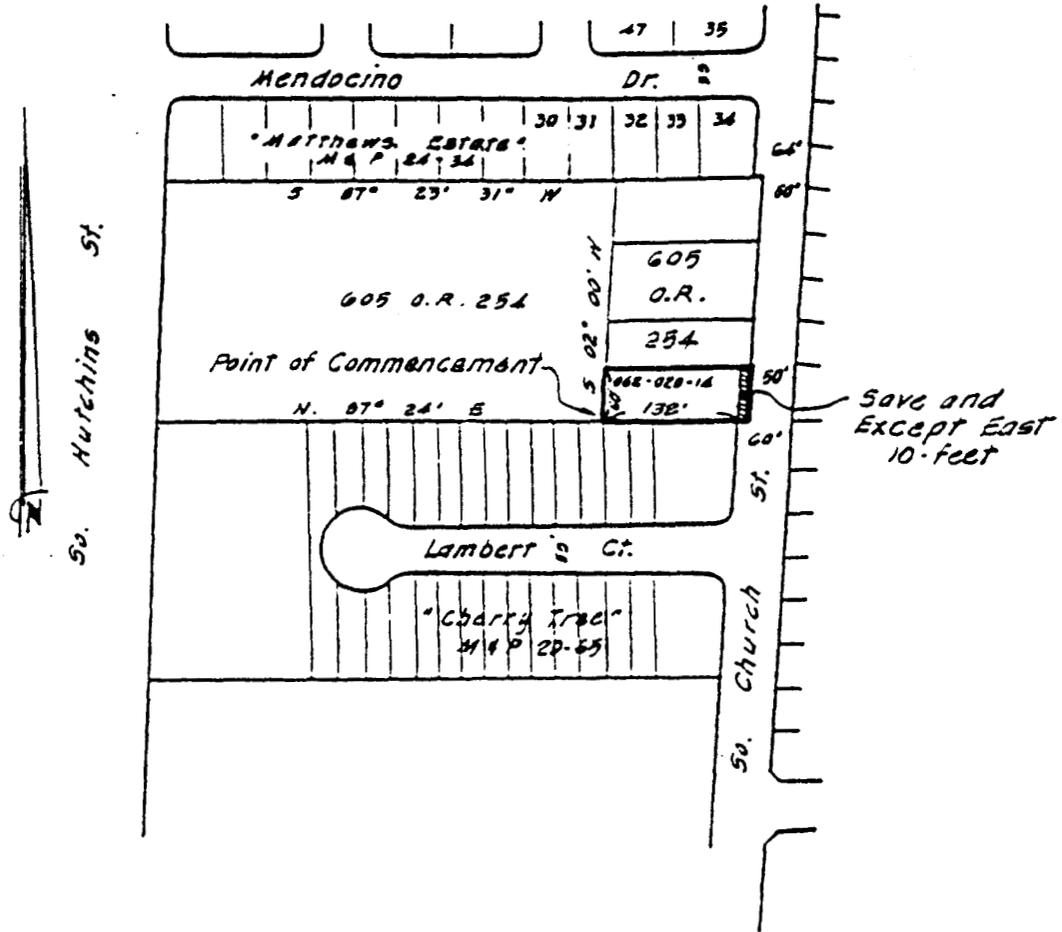


CITY OF LODI

PUBLIC WORKS DEPARTMENT

1775 South Church St.  
062-020-14

# SURPLUS CITY LAND FOR SALE



Dr.	No.	Date	Revision	Aspr.
Ch				
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Dated: August 17, 1994

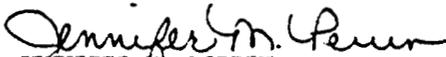
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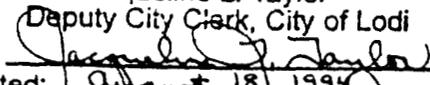
Noes: Council Members - None

Absent: Council Members - Davenport and Mann

  
JENNIFER M. PERRIN  
City Clerk

94-93

The Foregoing Document Is Certified  
To Be A Correct Copy Of The Original  
On File In This Office.

Jacqueline L. Taylor  
Deputy City Clerk, City of Lodi  
By   
Dated: August 18, 1994

CITY OF LODI  
Public Works Department  
City Hall, 221 West Pine Street  
P.O. Box 3006, Lodi, CA 95241-1910  
Telephone (209) 333-6706

**ADVERTISING INSTRUCTIONS**

**TO: Lodi News Sentinel**

**SUBJECT: Real Estate Classified under Lots, Acreage  
R-MD LOT, 1775 S. Church St**

**DATES TO PUBLISH: August 20, 1994 through  
September 9, 1994 (3  
weeks)**

**Deliver to PUBLIC WORKS DEPARTMENT:**

Invoice  
Tear Sheet

**If you have any questions, call Sharon Blaufus at 333-6706**

**Date: August 19, 1994**

**Ordered by Jack L. Ronsko, Public Works Director**

**R-MD Lot**

**1775 S. Church St.**

vacant improved lot, zoned R-MD, for

information, contact City of Lodi, City Clerk, 221

W. Pine St., or call 333-6702