

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, PROVIDING DIRECTION TO
STAFF TO NEGOTIATE A CONDITIONAL OFFER TO
PURCHASE THE UMC CAMPUS PROPERTY FROM
FRESNO COUNTY

WHEREAS, the Council has given direction to staff to exercise the City's rights under the Surplus Land Act (SLA) to negotiate with the County of Fresno regarding the potential purchase of a 30-acre parcel of surplus property commonly known as the University Medical Center (UMC) Campus in the vicinity of East Kings Canyon Road and South Cedar Avenue, Fresno, California, (APN 461-02-003T) for a mixed-use affordable housing project; and

WHEREAS, the Council desires to clarify that direction and provide guidance on deal points so that the negotiations may proceed expeditiously.

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

1. Council hereby requests and directs the Administration to take all required actions to engage in further negotiations, and to provide a non-binding conditional offer to the County of Fresno for the acquisition of the UMC Campus property, as follows:

a. Negotiate a price for an "as is" purchase \$4,250,000. In the alternative, the Administration may negotiate a reduced purchase price or donation of the property in exchange for the City demolishing, clearing and preparing the site for development.



2. This Resolution shall not be considered a binding commitment to a project. Any offer extended shall be considered non-binding and subject to conditions, including but not limited to:

- a. Completion of the Phase I and Phase II, and acceptance of the property condition by the City;
- b. Completion of environmental review under CEQA;
- c. Identification and appropriation of funds sufficient for the purchase and/or site preparation;
- d. Council approval of the final terms of the sale; and
- e. Compliance with the Surplus Land Act, including the provision that requires a disposition notice be provided to the California Department of Housing and Community Development prior to entering into or finalizing any agreements.

3. This resolution shall become effective upon adoption.

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STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, BRIANA PARRA, Interim City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a special meeting held on the _____ day of _____, 2021.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2021
Mayor Approval/No Return: _____, 2021
Mayor Veto: _____, 2021
Council Override Vote: _____, 2021

Briana Parra, CMC
Interim City Clerk

By: _____
Deputy

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By: _____
Douglas T. Sloan Date
City Attorney