

RESOLUTION NO. 19-430

DECLARING 320 VERNON STREET AS SURPLUS AND AUTHORIZING THE CITY  
MANAGER'S EXECUTION OF THE PURCHASE AND SALE AGREEMENT BETWEEN  
LENNOX HILL INTERIORS AND THE CITY OF ROSEVILLE

WHEREAS, the .52 acre project site is located within the Downtown Roseville Specific Plan (DTSP) at 320 Vernon Street and is developed with a 19,485 square-foot building that the federal government built in 1935; and

WHEREAS, in 2010, the City of Roseville's Redevelopment Agency purchased the property from the United States Postal Service (USPS) with the intent to relocate the Post Office and provide for development opportunities at the site, consistent with the DTSP; and

WHEREAS, after an Request for Proposals (RFP) was released in July 2018, the City received two proposals and selected the project presented by Lenox Hills Interiors, Inc.; and

WHEREAS, at this time, the City wishes to move forward with the sale of the property which has been appraised at \$570,000.00; and

WHEREAS, as a former redevelopment agency property, disposition of the site is governed by the terms of the Long-Range Property Management Plan ("Plan") by the Department of Finance on May 12, 2014, and not the Surplus Land Act; and

WHEREAS, pursuant to Health and Safety Code section 34191.3, the approved Plan shall govern, and supersede all other provisions relating to, the disposition and use of all real property assets of the former redevelopment agency; and

WHEREAS, in addition, Section 52201 of the Government Code authorizes the City to sell property returned to it under a Plan, provided that the sale will assist in the creation of economic opportunity, which this sale will do; and

WHEREAS, as indicated previously, the Plan identified the property for future commercial development and, in accordance with that Plan, the RFP solicited proposals for a mixed use project; and

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Roseville declares the property located at 320 Vernon Street as surplus to the needs of the City and that disposition of the property is in the City's best interest.

BE IT FURTHER RESOLVED that the Council authorizes the City Manager to execute a Purchase and Sales Agreement between Lenox Hill Interiors, Inc. and the City of Roseville for the sale of 320 Vernon Street, subject to conditions, in the amount of \$570,000.00 and additionally authorizes the City Manager or his designee to execute all escrow related documents.

PASSED AND ADOPTED by the Council of the City of Roseville this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the following vote on roll call:

AYES            COUNCILMEMBERS:

NOES            COUNCILMEMBERS:

ABSENT        COUNCILMEMBERS:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk