



Staff Report

TO: Honorable Mayor and Members of the Town Council
FROM: Sean Rabé, Town Manager
DATE: March 10, 2020
RE: Sale of Town-Owned Property Located at 3800 Taylor Road

Recommendation

Staff recommends the Council provide direction to Staff to move forward with the re-release of a Request for Proposals (RFP) for the potential sale or lease of the Town-owned property located at 3800 Taylor Road. Council should also provide direction as to any specific items that should be included in the re-released RFP.

Issue Statement and Discussion

At the August 13, 2019 Council meeting, Council approved a purchase and sale agreement for the Town-owned property located at 3800 Taylor Road. The purchase and sale agreement was with the Loomis Mill Group, LLC – a joint venture between High Hand Nursery & Café and Loomis Basin Brewing Co.

Unfortunately, an internal issue between the parties of the LLC prevented escrow from closing on the sale of the property and the Town has cancelled the purchase and sale agreement. As a result Staff is requesting direction to re-release the RFP to potentially sell the property as an economic development opportunity.

The subject property is a 4.08-acre site located at 3800 Taylor Road, Loomis, California, and currently identified as Assessor's Parcel Nos. 044-121-074, 044-080-063, and 044-133-003. The Town acquired the subject property from Union Pacific Railroad in 2008 as part of a multi-parcel purchase of properties from the subject property up through the parcel of land now containing Blue Anchor Park. The Town approved a lot merger of the three parcels earlier this year.

The Property previously housed the closed WW Moulding Mill, which was not been in operation for several years. The Property's previous tenant created a significant health and safety issue on the Property, which has been cleaned up. The Town has also remediated a diesel-and-oil impacted soil area on the property, and has received a no further action letter from the California Regional Water Quality Control Board.

As noted in previous Staff reports, there are specific processes for divesting public properties. The first step in that process was obtaining an appraisal for the property. The appraisal for the property was completed in April 2018, but used data from 2016 and 2017 comps. Because that appraisal is now stale, I have asked for an updated appraisal. That appraisal will be done in about three weeks.

The second step in the process is to issue a RFP to gauge developer interest in the property. The previous RFP was written in a way that allows for flexibility to potential developers – Staff feels it is important to “cast the net” as widely as possible. Unless Council has any objections, Staff proposes using a substantially similar RFP as was previously released, with a 60-day release period.

Government Code Section 52201 authorizes local governments to acquire, sell or lease property for the “furtherance of the creation of an economic opportunity.” In order to consummate the purchase and sale agreement, the Town needs to follow a specific process to either sell or lease the property that includes approving the sale at a public hearing.

Staff is prepared to answer any questions you may have.

CEQA Requirements

There are no CEQA implications associated with the recommended action.

Financial and/or Policy Implications

None at this time.

Attachments

None.