



THOMAS L. BOLICH
DIRECTOR OF PUBLIC WORKS

County of Santa Cruz

DEPARTMENT OF PUBLIC WORKS - REAL PROPERTY DIVISION

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060-4070
(831) 454-2331 FAX (831) 454-2385 TDD (831) 454-2123

SCOTT C. LOICHINGER
CHIEF REAL PROPERTY AGENT

AGENDA: JANUARY 15, 2002

January 3, 2002

SANTA CRUZ COUNTY BOARD OF SUPERVISORS
701 Ocean Street
Santa Cruz, California 95060

SUBJECT: PROPOSED COUNTY PURCHASE OF TAX DEFAULTED PROPERTY

Members of the Board:

The Real Property Division of the Public Works Department, as directed by your Board, has reviewed the list of properties proposed to be sold by the Santa Cruz County Tax Collector at public auction in the year 2002.

The Board, by Resolution No. 39-82, authorized the acquisition for public purposes parcels located within designated pre-1937 substandard subdivisions. The parcels listed in Exhibit "A" include those tax defaulted properties located within designated substandard "paper" subdivisions. The Real Property Division is proposing to exclude three parcels from those to be purchased due to potential liability hazards. The Real Property Division has adequate funds budgeted for this type of property acquisition in its 2001/2002 budget. The total amount required to purchase the properties listed in Exhibit "A", including overhead, is \$4,494.00. To continue Board policy and proceed with the acquisition, your Board must "object" to the sale of these parcels at the public auction.


It is recommended that the Board of Supervisors take the following action:

1. Object to the sale of the parcels listed in Exhibit "A" at public auction by the Santa Cruz County Tax Collector.

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2. Adopt the accompanying Resolution approving and accepting the purchase of those parcels listed in Exhibit "A", authorize the Auditor-Controller to charge the Real Property Management budget \$4,200.00 for the purchase cost and authorize the Chair to sign the attached six copies of the Agreement to Purchase.

Yours truly,



THOMAS L. BOLICH
Director of Public Works

pap
Attachments

RECOMMENDED FOR APPROVAL:



County Administrative Officer

Copy to: Public Works Department

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA
RESOLUTION NO. _____

On the motion of Supervisor
duly seconded by Supervisor
the following resolution is adopted:

RESOLUTION FOR THE PURCHASE OF TAX DEFAULTED PROPERTY

RESOLVED by the Board of Supervisors of the County of Santa Cruz, State of California:

WHEREAS, it is Board policy, by Resolution 39-82, to acquire, where feasible, parcels located within designated pre-1937 substandard subdivisions for public purposes; and

WHEREAS, the parcels listed in Exhibit "A", attached hereto and made a part hereof, include those tax defaulted parcels located within designated substandard "paper" subdivisions that are to be sold at public auction.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors of the County of Santa Cruz does hereby "object" to the sale of those parcels listed in Exhibit "A" at public auction by the County of Santa Cruz Tax Collector and accept said real property, and authorize the Chair to execute the attached six copies of the Agreement to Purchase.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this _____ day of _____, 2002, by the following vote:

AYES: SUPERVISORS

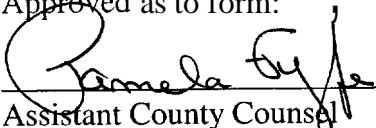
NOES: SUPERVISORS

ABSENT: SUPERVISORS

Chairperson of said Board

ATTEST: _____
Clerk of said Board

Approved as to form:



Assistant County Counsel

Distribution: County Counsel
Auditor-Controller
Public Works

EXHIBIT "A"

Assessor's Parcel Number	Description	Minimum Bid	Approx. Size (Sq. Ft.)
1. 083-022-11	Wildwood Tract	800.00	10,000
2. 092-151-03	Happyland Tract	1,400.00	12,500
3. 092-265-03	Happyland Tract	1,000.00	7,500
4. 092-265-09	Happyland Tract	1,000.00	7,500
TOTAL PROPERTY COST		\$4,200.00	37,500
TOTAL COST (Incl. \$294.00 (7%) in overhead)			= \$4,494.00

AGREEMENT TO PURCHASE TAX DEFAULTED PROPERTY

This Agreement is made this _____ day of _____, 20__ by and between the Board of Supervisors of the County of Santa Cruz, State of California, and the County of Santa Cruz ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A", attached hereto and made a part hereof, is tax defaulted and is subject to the power of sale by the Tax Collector of said County for the non-payment of taxes, pursuant to provisions of law.

It is mutually agreed as follows:

1. that as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER, and
2. that the PURCHASER agrees to pay the sum of \$4,200.00 for the real property described in Exhibit "A" within 50 days after the date this agreement becomes effective. Upon payment of said sum to the Tax Collector, the Tax Collector shall execute and deliver a deed conveying title to said property to PURCHASER.

This Agreement shall be null and void if all or any portion of the real property is redeemed prior to the effective date of this Agreement. This Agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with terms and conditions of this Agreement. Time is of the essence.

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The undersigned hereby agree to the terms and conditions of this Agreement and are duly authorized to sign for said agencies.

ATTEST:

(Purchaser)

By _____
Chair, Board of Supervisors
County of Santa Cruz

ATTEST:

Clerk of the Board of
Supervisors

By _____
Deputy

By _____
Chair, Board of Supervisors
County of Santa Cruz

(seal)

This Agreement was submitted to me before execution by the Board of Supervisors and I have compared the same with the records of Santa Cruz County relating to the real property described therein.

Santa Cruz County
Tax Collector

Pursuant to the provisions of the Sections 3775 and 3795 of the Revenue and Taxation Code, the controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement the _____ day of _____, 20____.

_____ STATE CONTROLLER

By _____
Assistant Deputy State Controller