

California Vanpool Authority

AGENDA ITEM 6-1.

March 14, 2024

Prepared by Georgina Landecho, Executive Director

SUBJECT:

Action: RESOLUTION NO. 24-003. INTENTION TO PURCHASE REAL PROPERTY

BACKGROUND:

The California Vanpool Authority is interested in acquiring a 3.71-acre Commercial Building located at 13426 Avenue 232, Tulare, CA. 93274 (APN 195-010-016-000), in the County of Tulare, to accommodate the future growth of the agency. The multi-acre parcel includes a 2,304 sq ft office building, which includes four separate offices and two restrooms, uncovered parking stalls, and is within 3 miles of the City of Tulare. The property has been inspected and is in good condition. CalVans administration has conferred with Matt Graham, the authorized representative of Graham and Associates, the property owner and the parties have agreed to a purchase price of \$795,000.

RECOMMENDED ACTION:

It is recommended that the Board of Directors adopt Resolution No. 2024-003, approving the purchase of 13426 Avenue 232, Tulare, CA. 93274 (APN 195-010-016-000), for \$795,000 plus closing costs, to be paid from the Agency's Treasury Fund Account.

FISCAL IMPACT:

CalVans has always leased land at headquarters and satellite offices. Due to zoning issues at the current facility and the season upon us, the staff wishes to find a stable and permanent facility for operations. This in turn will provide stable and fixed costs, an appreciating investment as the property is developed and charging along with solar infrastructure is added, an opportunity to build equity, a source of ready cash, tax advantages, and the freedom to develop the land.

ATTACHMENT(S):

1. Resolution 2024-003
2. Property Details and Photos
3. Tax & Location Map
4. Tulare County Property Information

CALIFORNIA VANPOOL AUTHORITY

RESOLUTION NO. 2024-003

**RESOLUTION OF INTENTION TO PURCHASE REAL PROPERTY LOCATED AT
13426 AVENUE 232, IN THE CITY OF TULARE, (APN 195-010-016-000)**

WHEREAS, California Vanpool Authority desires to acquire real property on 13426 Avenue 232, Tulare, CA. 93274 to accommodate the future growth of the Agency. The aforementioned real property is available for acquisition as more particularly described in Exhibit “A” attached hereto and incorporated herein; and will make an offer to purchase the Property, contingent upon Board of Directors approval.

WHEREAS, California Vanpool Authority will purchase real property with funds from the Agency’s Cash Treasury for Real Property Procurement; and

WHEREAS the purchase price of said real property be for the full asking price of the sum of SEVEN HUNDRED AND NINETY-FIVE NO/100 DOLLARS (\$795,000) if a negotiated price reduction is not obtained or agreed to by the seller.

WHEREAS the name of the vendor of the said property is:

Matt Graham of Graham & Associates, 1005 N Demaree Street, Visalia, CA 93291

AFFIRM California Vanpool Authority Resolution Of Intention, Authorize The Execution Of A Sales And Purchase Agreement With Matt Graham of Graham & Associates And Authorize The Acceptance Of A Grant Deed For The Purchase Of Real Property Located At 13426 Avenue 232 in the City of Tulare, CA. 93274, (APN 195-010-016-000).

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors approves the purchase of the real property and approves acceptance and recording of the Grant Deed when purchase is complete.

On a motion by Director _____, seconded by Director _____, the foregoing Resolution was passed and adopted by the Board of Directors of the California Vanpool Authority this 14th day of March 2024, by the following vote, to wit:

AYES:

NOES:

ABSENT:

Steve McShane, Chairperson of the Board of Directors
California Vanpool Authority

Chair of the California Vanpool Authority a Joint Powers Authority,
a public transit agency existing under the authority of California
Government Code § 6500 et seq.

IN WITNESS WHEREOF, I have set my hand this 8th day of January 2024. I, Georgina Landecho, Secretary of the CalVans Board of Directors, do hereby certify that the foregoing is a full, true, and correct copy of a resolution passed and adopted by the CalVans Governing Board at its regularly called and conducted meeting held on March 14, 2024.

Georgina Landecho, Executive Director
Secretary of the CalVans Board of Directors
California Vanpool Authority



13426 Avenue 232 | Tulare, CA

Property For Sale

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

Matt Graham
Lic# 01804235
www.mdgre.com

to learn more, visit: www.mdgre.com

13426 Avenue 232 | Tulare, CA

GRAHAM | & ASSOCIATES

Property For Sale

PROPERTY LAYOUT



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

13426 Avenue 232 | Tulare, CA

GRAHAM | & ASSOCIATES

Property For Sale

PROPERTY PHOTOS



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PROPERTY PHOTOS



13426 Avenue 232 | Tulare, CA

GRAHAM | & ASSOCIATES

Property For Sale

PROPERTY AERIAL



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13426 Avenue 232 | Tulare, CA

GRAHAM | & ASSOCIATES

Property For Sale

PROPERTY DETAILS

Address: 13426 Avenue 232 | Tulare, CA

APN: 195-010-016

Building Size: 2,304 +/- Sq. Ft.

Lot Size: 3.71 +/- Sq. Ft.

Sales Price \$795,000.00



Additional Comments:

Newly updated office building - well suited for an agricultural business office available for sale in Tulare, California. The building sits on an almost 4 acre parcel - ideal for a truck parking, equipment storage or pasture. Located right off of Tulare Lindsay Highway - providing easy access to Tulare and neighboring cities. Please call for further details.



Contact Broker:

Matt Graham
Lic# 01804235

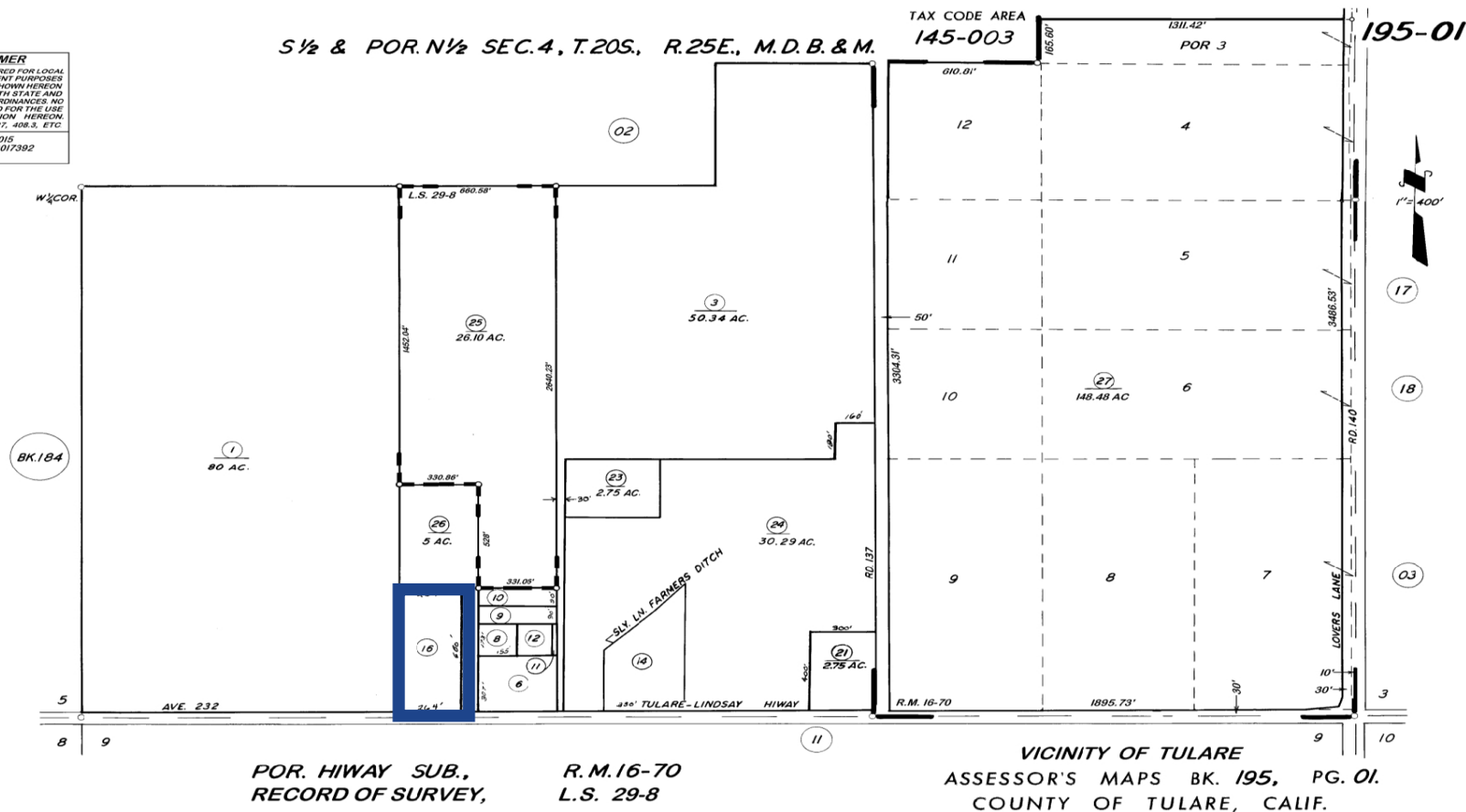
to learn more, visit: www.mdgre.com

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020

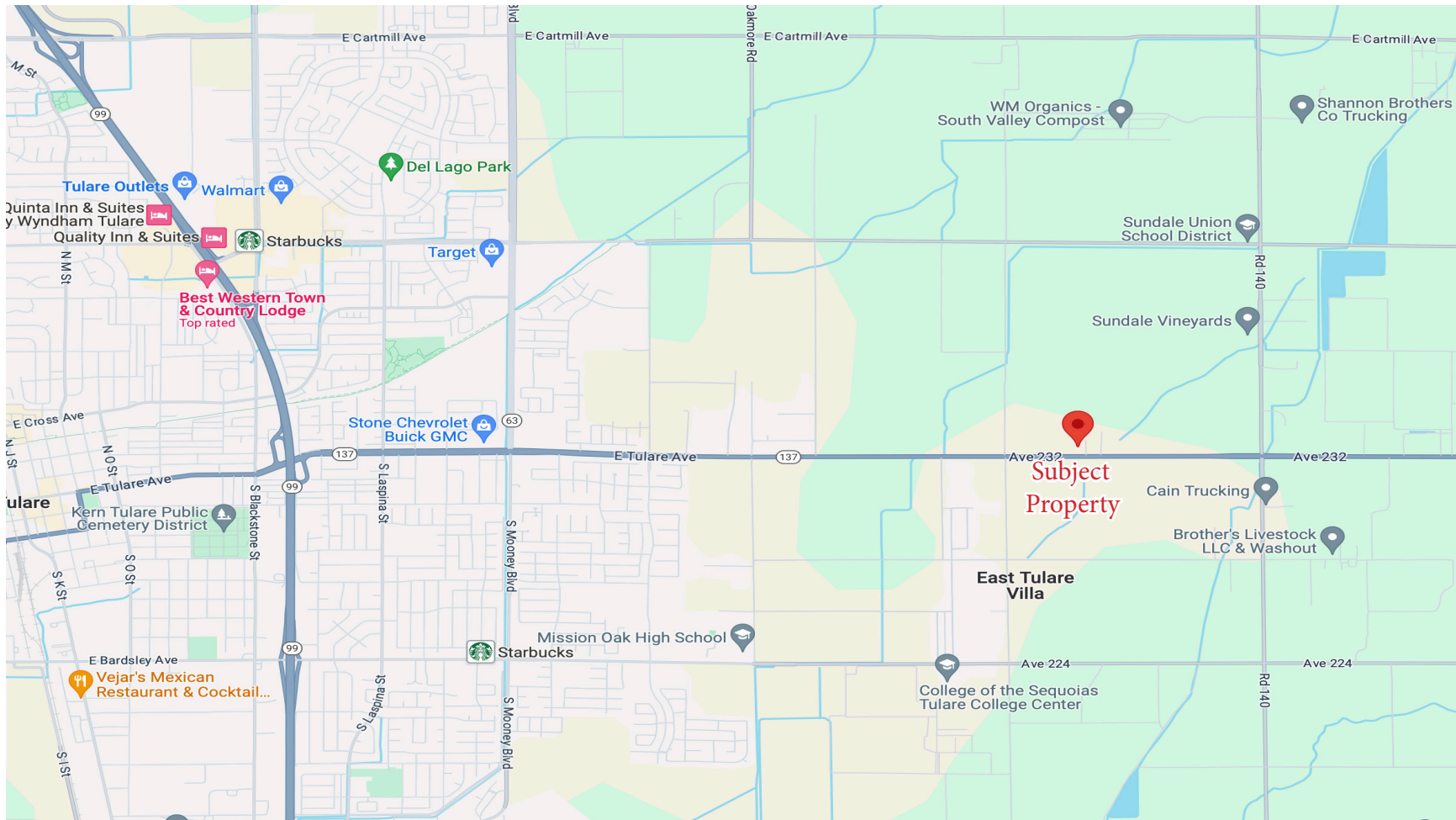
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TAX MAP

DISCLAIMER
 THIS MAP WAS PREPARED FOR LOCAL
 PROPERTY ASSESSMENT PURPOSES
 ONLY. THE PARCELS SHOWN HEREON
 MAY NOT COMPLY WITH STATE AND
 LOCAL SUBDIVISION ORDINANCES. NO
 LIABILITY IS ASSUMED FOR THE USE
 OF THE INFORMATION HEREON.
 P & T CODE SEC. 321, 406.5, ETC.
 REVISED: 7/21/2015
 REASON: 2015-0017382
 CAD TECH: NFL



LOCATION MAP



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Tulare County
California

Property Information

Assessor Parcel Number(APN)	195-010-016-000
Assessment Number	195-010-016-000
Tax Rate Area(TRA)	145003
Current Document Number	2022R0051450
Current Document Date	8/15/2022
SitusAddr	13426 AVE 232 Tulare
Property Type	PROF. BLDG. (LEGAL,INS.) (C/I)
Lot Size(Acres)	3.71
Lot Size(SqFt)	0.00
Asmt Description	POR E/2 OF SW/4 4-20-25
Asmt Status	ACTIVE

Roll Values

Land	\$81,900
Structural Imprv	\$205,220
Fixtures Real Property	\$0
Growing Imprv.	\$0
Total land & Improvemnets	\$287,120
Fixtures Personal Property	\$0
Personal Property	\$0
Manufactured Homes	\$0
Homeowners Exemption(HOX)	\$0
Other Exemptions	\$0
Net Assessed Value	\$287,120

Building Description


Building Seq. Number	1
Unit Seq. Number	0
Building Code	1


Current Doc Num	2022R0051450
Building Square Footage	2304.00
Number of units	0
Building Type	
Garage Size	0.00
UnFinished Square Footage	0.00
Year Built	1966
Bedrooms	0
Full Baths	0
Half Baths	0
FirePlaces	
Pools	




Tara K. Freitas

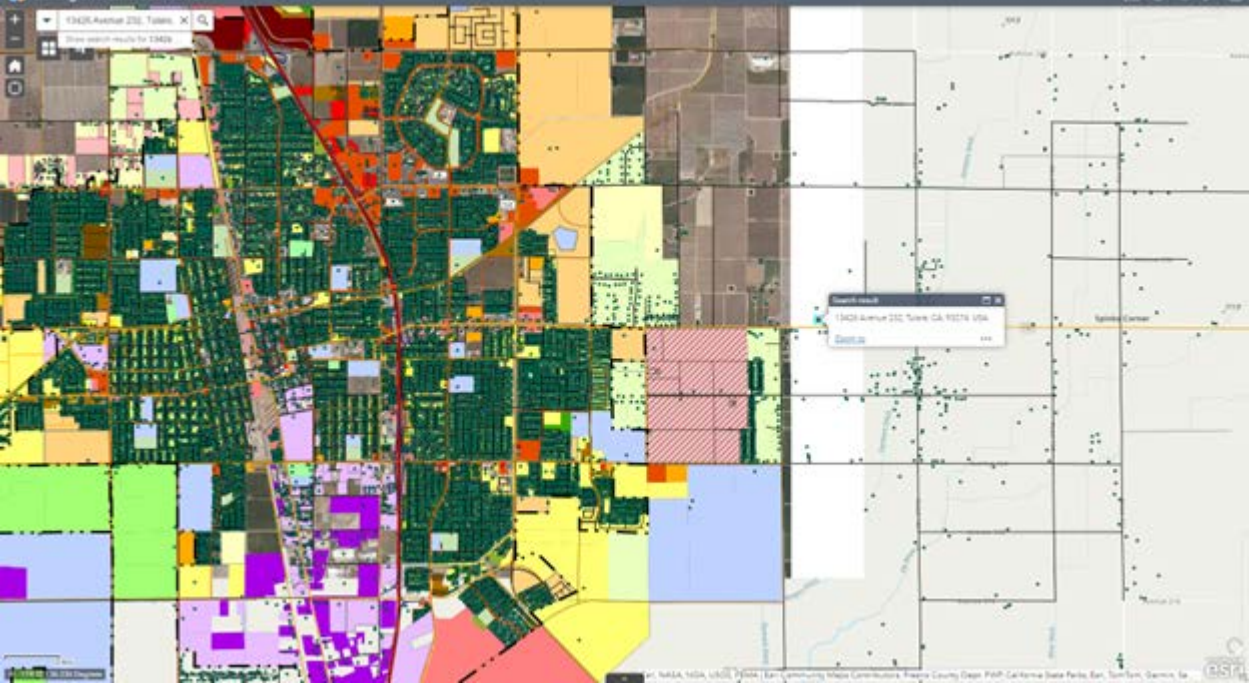
Assessor

 221 S. Mooney Boulevard, Room 102-E, Visalia, CA, 93291

 (559)636-5100

 assessor@tularecounty.ca.gov

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ACQUISITION CHECKLIST

For use for submittal of Acquisition Review Packages:

PROJECT:		DEPARTMENT	AGENCY PARCEL NO
PROPERTY ADDRESS	COUNTY	APN NO.	
GRANTOR (EXACT as shown on vesting deed or contract)			

ACQUISITION TRANSACTION PACKAGE SUBMITTAL	
<input type="checkbox"/> Request	Acquisition Review request will require a Board meeting to review.
<input type="checkbox"/> Approved Resolution	Approval to Proceed or Encumber Funds ("Original").
<input type="checkbox"/> Cost Funding and Schedule Summary	Enclose a "Capital Outlay Cost, Funding and Schedule Summary" sheet for each approval being requested (i.e. site selection, acquisition, one-step approvals such as No-Cost acquisitions). The most current copy of the Cost Funding and Schedule Summary will be submitted to the CalVans Accounting/Finance Department with the Consent/Action Item.
<input type="checkbox"/> Funding Sources	Provide copy of property being acquired. Identify monies.
<input type="checkbox"/> Project Name	After the project is named, be consistent in referencing the name of the project throughout all documents in the submittal.
<input type="checkbox"/> Preliminary Report	Preliminary Report (Prelim) must be current and dated within the last six months. Verify the accuracy of the Prelim as to vesting of the Grantor and Legal Description (compare against the vesting deed). The Prelim should also provide the type of title insurance being purchased.
<input type="checkbox"/> Exception Copies	Include copies of all pertinent title exceptions appearing on the Prelim. Include any copies of recordation cited in the legal description and/or embedded in the body of other exception document(s).
<input type="checkbox"/> Vesting Document	Provide a copy of the Vesting Document (compare document to Prelim – both documents should agree)
<input type="checkbox"/> CEQA	<ul style="list-style-type: none"> ▶ Request CEQA clearance and determination. ▶ Disclosure is required on any contamination found on the property. ▶ Provide a complete explanation of liability issues regarding the contamination and indicate how the contamination will be mitigated or addressed.

<input type="checkbox"/> Phase I/II Report	Provide a copy of the Phase I Environmental Report and if applicable, a copy of the Phase II Report. Note any environmental/hazardous material issues on Analysis and the Acquisition Summary. If applicable, describe how any potential problems or concerns will be addressed or remediated.
<input type="checkbox"/> Condition of Property Statement (COP)	<ul style="list-style-type: none"> ▶ The Condition of Property Statement (COP) will be prepared by the Executive Director. ▶ A site visit of the property will be made by CalVans staff for this purpose. Provide Realtor/ Agent Contact Information and/or Entry Permit. Provide if available, a copy of any Environmental reports completed on the property (ie: Phase I Environmental Site Assessment Report, etc.) ▶ The site visit date appearing on the COP should not be more than 2 months old.
<input type="checkbox"/> Seismic Safety Assessment	If improvements exist, include a copy of the Seismic Evaluation prepared by a licensed structural engineer.
<input type="checkbox"/> Water Rights	Consider if water rights, including, ground, riparian, appurtenant, etc. and surface right of entry have been reserved or severed from title. If so, discuss impact on property and project.
<input type="checkbox"/> Mineral Rights	Consider if mineral rights, including surface right of entry have been reserved or severed from title. If so, discuss impact on property and project.
<input type="checkbox"/> Legal Description	Review legal description and recorded documents referenced within the description. Cross reference between preliminary title report and vesting deed. If a new legal description is required, the written description must be prepared by a licensed engineer/surveyor and be accompanied by a map exhibit, both stamped and signed.
<input type="checkbox"/> Location/Plot Map	Provide a map of the property and delineate all encumbrances and access routes to the property. If the property is near, adjacent, or contiguous to other properties, delineate the location of the property in relation to this property. Also note on the location map any easements that impact the agency's use of the property.
<input type="checkbox"/> APN Map	Provide a current copy of the Assessor's Parcel Map.
<input type="checkbox"/> Appraisal Review	Provide a current copy of the Appraisal Report or Review. All Appraisal Reports must be prepared by a certified general real estate appraiser. The appraisal shall consider encumbrances, mineral interests, timber, access restrictions, implied dedication, etc.
<input type="checkbox"/> Property Acquisition Agreement (PAA)	Provide a hard and electronic copy of the PAA. Include copies of all exhibits attached to the document. Identify any unique terms or removal of any terms, conditions or restrictions contained in the document. Note any special clauses or terms in your Acquisition Summary. Agreement documents shall not be executed by the Executive Director or its authorized representative until acquisition approval has been granted by the CalVans Board of Directors.
<input type="checkbox"/> Other Contracts/ Agreements	Submit copies of all relevant documents, (i.e., Lease Agreement, Option Agreement, Use Restriction Agreement, Memorandum of Understanding, Letter of Intent, Contract, Easement, etc.) connected with the acquisition of the property. Include any supporting documentation relevant to the document(s) submitted. Provide a brief summary of the key facts of each document (i.e., special terms, reversionary clauses, lack of indemnification language, etc.) in the Site Selection/ Property Acquisition Summary.

<input type="checkbox"/> Relocation Assistance Program (RAP)	If applicable, a relocation study must be completed and a determination made of the adequacy of funds available for relocation costs. If the acquisition of the property is subject to RAP, contact CalVans Accounting/Finance Department for further instructions.
<input type="checkbox"/> Williamson Act	If the property is encumbered by the California Land Conservation Act of 1965 (Government Code 51291 - Williamson Act). The Department of Conservation will need to be notified after the PWB Site Selection approval is granted that CalVans is considering the acquisition of the property.
<input type="checkbox"/> Aviation Restrictions	If the proposed site of any State building or other enclosure is within two miles of an airport runway, or proposed airport master plan the Department of Transportation (DOT) must be notified in writing of the proposed acquisition pursuant to the Public Utilities Code Section 21655-21660. The DOT will investigate the proposed site and provide a written report containing its findings and recommendations within 30-days after receipt of the notice. Submit a copy of the DOT's findings with your Acquisition Submittal.
<input type="checkbox"/> Deed	Prepare a Deed (Grant, Gift, Easement, Quitclaim, etc.) for execution by the Owner. The signatory on the Deed should include the names and titles of all parties signing this document. For legal entities such as corporations, partnerships, limited partnerships, joint ventures, trusts, etc. provide a copy of the appropriate document that includes the names and titles of persons authorized to sign this transaction on behalf of the legal entity (ie: Corporate Resolutions, Partnership Agreements, Trust Agreement including the amendments, etc.).
<input type="checkbox"/> Certificate of Acceptance	Prepare a Certificate of Acceptance as an attachment to the Deed. This document is required on all properties accepted on behalf of the California Vanpool Authority. This document shall not be executed until acquisition approval has been granted by the PWB.
<input type="checkbox"/> Site Selection/ Property ACQUISITION SUMMARY	Complete a summary of the acquisition. This form must be prepared by the responsible Agency Real Estate Analyst/Officer, Land Agent or equivalent staff member. The form should detail all pertinent facts about the acquisition (ie: Location, funding, appraisal facts, listing of title exceptions to include a brief explanation of exceptions deleted, accepted or cured, special terms such as reversionary clauses, etc.) After all necessary edits have been made; submit the final version signed by the authorized signer.
<input type="checkbox"/> PWB Consent/Action Staff Analysis Item (Site or Acquisition)	Prepare a Site Selection or Acquisition Consent/Action Staff Analysis Item. Reference the appropriate legislative funding source and summarize why the property being selected meets the requirements of the agency.
<input type="checkbox"/> PWB Consent/ Action Summary Bullets	Include all necessary "Summary" bullets on your PWB Consent/Action Staff Analysis Item: <ul style="list-style-type: none"> ▶ Standard selection/acquisition bullets. ▶ The Agency's budgetary and support bullet(s) ▶ Describe other pertinent information/data such as specials terms, reversionary requirements, use restrictions, memorandums of understandings, environmental or hazardous waste concerns, etc.
<input type="checkbox"/> PWB Resolution	All acquisitions presented to the PWB for approval require the completion of a Resolution that includes a copy of the Legal Description as Exhibit "A". Prepare and submit a copy of the PWB Resolution to CalVans Accounting/Finance Department. NOTE: The Resolution should always correspond to the Acquisition Consent/Action item presented to the PWB.

<input type="checkbox"/> Gift of Real Property	<p>If the property being acquired as a "gift of property" A donation by the property owner, <i>without any restrictions</i>) or by means of a "<i>no-cost acquisition</i>," complete a <i>Gift Deed Summary</i>.</p> <p>Note: Following PWB Acquisition approval of the gift of property, acceptance of the property by CalVans will require the approval of the Board of Directors. The Executive Director will prepare a Gift memo that will include the completed <i>Gift Deed Summary</i>, <i>Certificate of Acceptance</i> and other pertinent documentation necessary for review and signatory of CalVans Chair.</p>	
<input type="checkbox"/> Escrow Instructions	<p>Prepare Escrow Instructions for the title company and:</p> <ul style="list-style-type: none"> ▶ List all documents being sent for recordation ▶ Identify the type of title policy and amount being purchased ▶ List any additional endorsements being requested in addition to the standard title insurance coverage. Submit copies of any special endorsements being requested to DGS for review ▶ If a Proforma title policy is requested, indicate in the Escrow instructions ▶ Indicate how payment will be made ▶ Identify where and to whom the title policy and recorded docs should be returned to ▶ Notate any special instructions ▶ List the exceptions being accepted <p>NOTE: The California Vanpool Authority is not subject to recordation charges pursuant to Section 27383 of the Government Code. Furthermore, no documentary transfer fee will be paid in accordance with the provisions of Section 11922 of the Government Code.</p>	
<input type="checkbox"/> Title Insurance	<p>Submit Policy of Title Insurance to CalVans Accounting/Finance Department after the close of escrow. A copy of the title policy will be forward to Archives. Prior to forwarding the insurance policy to CalVans Accounting/Finance Deaprtment ensure that all exceptions have been removed and that the policy is correct as to (1) legal vesting; (2) legal description and (3) amount of coverage specified in your Escrow Instructions.</p>	
COMPLETED BY:	REVIEWED BY:	DATE: