



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
December 6, 2022

TOPIC: Authorize a Purchase Agreement in the Amount of \$765,000 for Full Real Property Acquisition for the 10th and Flower Park Project (Property Owner: Garnsey Corp)

AGENDA TITLE

Approve Purchase Agreement with Property Owner Garnsey Corp, for the Full Property Acquisition for the Real Property Located at 841 N Garnsey Street (APN 005-142-03)
(Revive Santa Ana Program)

RECOMMENDED ACTION

Authorize the City Manager to execute a purchase agreement with property owner Garnsey Corp, for the full property acquisition for the real property located at 841 N Garnsey Street also identified as APN 005-142-03 (Property) in the amount of \$765,000, subject to non-substantive changes approved by the City Manager and City Attorney.

DISCUSSION

In August 2022, the City Council approved American Rescue Plan Act (ARPA) Funding for the acquisition and expansion of parks and open space in the City of Santa Ana (City). The City also adopted a Parks Master Plan, in May 2022 that provides goals to develop parkland within a 10-minute walk for all residents, and three acres of parkland per 1,000 residents citywide. The acquisition of this property will assist in expanding the future 10th and Flower Park project boundaries to create a recreational amenity in a “park gap” area, serve four (4) adjacent neighborhoods and create this new park that was identified in the Parks Master Plan. The property is located in a qualified census tract and is necessary to expand the boundaries of the 10th and Flower Park, which was planned as a smaller 0.65-acre neighborhood park.

The property was listed for sale by the property owner, and the City was able to quickly begin negotiating with the property owner. The recommended property acquisition (Exhibit 1) and the mutually agreed upon purchase offer was determined based upon a broker opinion of value prepared by the City’s right-of-way consultant (Exhibit 2).

The property has two (2) families that will require relocation and a month-to-month lease agreement between the City and the tenants. The City Council will consider the lease agreement, relocation package and plan for relocation at a future City Council meeting.

FISCAL IMPACT

Funds in the amount of \$765,000 are budgeted and available in the ARPA account (no. 18117013-66100; Project# 22-1342) for property acquisition expenditures in FY 2022-23.

EXHIBIT(S)

1. Location Map
2. Purchase and Sale Agreement

Submitted By: Mike Garcia, Executive Director – Community Development Agency

Approved By: Kristine Ridge, City Manager