

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This agreement ("Agreement") is made this 23rd day of January, 2024 by and between the County of Ventura ("Seller" or "County") and the City of Camarillo ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation ("R&T") Code ("Chapter 8").

It is mutually agreed as follows:

1. Subject to the conditions stated herein, Seller agrees to sell to Purchaser that real property situated within the County and described in Attachment "A" of this Agreement ("Property"); the Property is tax defaulted for nonpayment of taxes and is now subject to the power of sale by the County Tax Collector ("Tax Collector").
2. Purchaser agrees to pay Seller the total sum of \$46,100.00 ("Purchase Price") for the Property within 21 (twenty-one) days from the Effective Date, as defined below in Section 9. Upon receipt of the Purchase Price, the Tax Collector shall execute and record a deed conveying title to the Property to Purchaser and after recordation, the deed will be returned to the Purchaser by the County Clerk/Recorder.
3. Purchaser agrees to pay the other expenses in addition to the Purchase Price, including but not limited to: the cost of giving notice of the Agreement, the cost of publishing or posting the notice of the Agreement, the cost of proceeding to obtain a clear title to the Property, and the expenses incurred in the payment, compromise, or other method of removal of any liens or adverse claims against the Property.
4. Purchaser agrees that the Property shall be used for a public purpose, specifically, the Property shall be used by the Purchaser as Affordable Housing.
5. A copy of the resolution and/or minute order authorizing the purchase of the Property by Purchaser for the Purchase Price is attached hereto as Attachment B.
6. Purchaser acknowledges and agrees that Seller makes no representations or warranties concerning the Property including, but not limited to, the condition of title and/or the physical condition of the Property. Purchaser acknowledges that the Property is being sold "as is" with no warranties and representations whatsoever.
7. R&T Code section 3795 requires this Agreement to be submitted to and approved by the California State Controller before it becomes final. The parties acknowledge that this Agreement is not in effect until after the California State Controller's authorization is received and the noticing process is complete, as provided in Section 9.
8. This Agreement shall become null and void and the right of redemption restored upon the failure of the Purchaser to comply with the terms and conditions of this Agreement prior to the tax deed recordation. The Purchaser will be required to reimburse the Tax Collector for any actual costs incurred for preparing and conducting the sale pursuant to this Agreement, if these expenses have already been incurred.

9. Upon satisfaction of the conditions to the sale of the Property set forth hereinabove, this Agreement shall become effective at 5:01 p.m. Pacific Standard Time on the 21st day after the first publication of the Notice of Agreement in accordance with Revenue and Taxation Code section 3802 ("Effective Date"), at which time the right to redeem is terminated.
10. The Purchaser shall indemnify Seller from and against any and all liability, loss, costs, damages, attorney's fees, and other expenses which the Seller may sustain or incur by reasons of a challenge to the validity of the tax default sale of the Property described in Attachment "A". Pursuant to California Revenue and Taxation Code section 3809, a proceeding based on alleged invalidity or irregularity of any proceeding instituted can only be commenced within one year after the date of execution of the Tax Collector's deed.

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

This document is being executed in counterpart, each of which constitutes an original.

ATTEST: KRISTY BUXKEMPER
City Clerk
City of Camarillo

CITY OF CAMARILLO

Kristy Buxkemper

By Greg Ramirez
Greg Ramirez, City Manager

ATTEST: SEVET JOHNSON
Clerk of the Board of Supervisors
County of Ventura, State of California

COUNTY OF VENTURA

By Lori Key
Deputy Clerk of the Board

Kelly Dong
Chair, Board of Supervisors



Pursuant to the provisions of Section 3795 of the Revenue and Taxation Code, the State Controller approves the foregoing agreement on the 14 day of February, 2024.

MALIA M. COHEN, CALIFORNIA STATE CONTROLLER

By [Signature]

JENNIFER MONTECINOS, Manager
Tax Administration Section

Parcel Number 162-0-011-050 Default Tax Year 15-16 Purchase Price \$46,100.00

THE EAST ONE-HALF OF LOT 4, IN BLOCK "D", AS THE SAME ARE DESIGNATED AND DELINEATED UPON THE MAP OF THE TOWNSHIP OF CAMARILLO, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY, STATE OF CALIFORNIA, IN BOOK 5 OF MISCELLANEOUS RECORDS (MAPS) AT PAGE 23.

2. Authorize the City Manager to execute Professional Services Agreement No. 2023- 128 with Wood Rodgers Inc. in the amount not-to-exceed \$378,238.10 for professional engineering services and authorize a contingency in the amount of \$56,750 for a total agreement authorization of \$434,988.10; and
3. Authorize the City Manager to execute future amendments to the Agreement with Wood Rodgers, Inc. for unforeseen additional services up to the authorized contingency amount.

O. Approve Professional Services Agreement 2023-123 with Andrew Goodwin Designs for Architectural and Design Services for City Facility Projects

Recommendation:

1. Authorize City Manager to execute Professional Services Agreement No. 2023-123 with Andrew Goodwin Designs for an amount not-to-exceed \$750,000 and;
2. Authorize City Manager to execute future amendments and contract change orders.

DISCUSSION ITEMS

Approved 4-0-1; Tennesen absent

P. Purchase of Tax Default Property – 2361 Barry Street

Recommendation:

1. Find the purchase of the Tax Default Property located at 2361 Barry Street exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA under Class 32 "In-Fill Development Projects", CEQA Guidelines 14 CCR 15332; and
2. Approve the agreement to purchase and authorize the submittal of the agreement to the Ventura County Board of Supervisors and all other involved parties; and
3. Authorize the City Manager to execute all necessary documents to complete the purchase of the Property located at 2361 Barry Street; and
4. Authorize a transfer out of \$3,100 from the Low-Moderate Income Housing Fund and an appropriation of \$51,100.00 from the "Camarillo Corridor Project Area" Fund 429 tax-exempt bond proceeds.

JOINT DISCUSSION ITEM WITH CAMARILLO SANITARY DISTRICT

Q. Water and Wastewater Financial Plan Updates – Authorize Notification of the October 11, 2023 Public Hearing to Discuss Water and Wastewater Rates Pursuant to Proposition 218

Approved 4-0-1; Tennesen absent

Recommendation: Authorize notification of the October 11, 2023 Public Hearing to discuss water and wastewater rates pursuant to Proposition 218.

6:00 P.M. - GENERAL PUBLIC COMMENTS

This is the set time for public comments for items not on the agenda. At this time, or after completion of any in-progress agenda items, the Council will break in proceedings and allow for any members of the public to address the Council. Please note that the City Council cannot take action on items that are not on the agenda; however, these items may be referred to staff or scheduled on a future agenda.