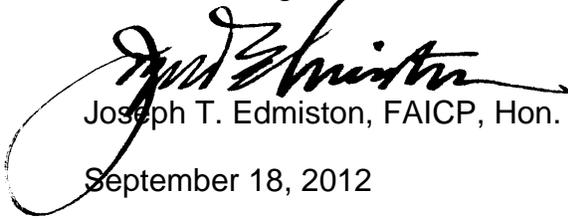


MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center and Gardens
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Phone (323) 221-9944 Fax (323) 221-9933

MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: September 18, 2012

SUBJECT: **Agenda Item VI(u): Consideration of resolution authorizing the expenditure of Santa Monica Mountains Open Space Preservation Assessment District No.2 (Areas F, G, and I) funds to acquire properties in Woodland Hills (F), Encino (G), and Mandeville Canyon and Mission Canyon watersheds (I), City of Los Angeles, at the Los Angeles County Tax Collector 2012A public auction.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the expenditure of Santa Monica Mountains Open Space Preservation Assessment District No.2 (Areas F, G, and I) funds in an amount not to exceed \$200,000 to acquire properties at the Los Angeles County Tax Collector 2012A public auction.

Background: The Mountains Recreation and Conservation Authority (MRCA) has had great success purchasing parcels through the Los Angeles County public auction process. The past two years has resulted in the acquisition of high quality open space purchased at low cost to the MRCA.

Staff is investigating available parcels in these subject areas. The list of available parcels shrinks as the auction approaches, due to the payment of back taxes by the property owners. For any parcel where staff is the final bidder, a 10 percent deposit is immediately required. Funds from the MRCA's Auction Trust Account will be used to secure this 10 percent deposit for each parcel won. The remaining 90 percent needs to be paid within 30 days after the auction.

The proposed action would constitute the Authority's approval to use qualifying Santa Monica Mountains Open Space Preservation District No.2, Areas F, G, and I funds to purchase properties that are integral to the protection of habitat and view resources in these target areas.

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Fair market value of properties is essentially established at the auction with the bidding process or by sale for just the minimum bid (back taxes). Title is cleared by the auction process. The proposed \$200,000 cap could acquire two parcels or maybe even ten. The pool of available parcels is not set until a couple of days before the auction.