



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

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

DATE: October 3, 2018

SUBJECT: **Agenda Item VII(d): Consideration of resolution authorizing the expenditure of Community Facilities District Numbers 2 , 2016-2, and private funds to acquire properties in Woodland Hills, Encino, and Tarzana areas, City of Los Angeles, at the Los Angeles County Tax Collector 2018A public auction.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the expenditure of Community Facilities District Nos. 2, 2016-2, and private funds in an amount not to exceed \$20,000 to acquire properties in Woodland Hills, Encino, and Tarzana areas, at the Los Angeles County Tax Collector 2018A public auction.

Background: The Mountains Recreation and Conservation Authority (MRCA) has had great success purchasing parcels through the Los Angeles County public auction process. Auction participation since 2010 has resulted in the acquisition of high quality open space purchased at low cost to the MRCA.

Staff is investigating available auction parcels in the Santa Monica Mountains within the boundary of Community Facilities District No.2. 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 where MRCA is the winning bidder. 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 Mountains Recreation and Conservation Authority Community Facilities District Nos.2 and 2016-2 funds to purchase properties that are integral to the protection of habitat and viewshed resources in the Woodland Hills, Encino, and Tarzana areas of the Santa Monica Mountains.

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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 \$20,000 cap could acquire one parcel or many parcels. The pool of available parcels is not set until a couple of days before the auction, which will take place on October 22nd and 23rd, 2018.