

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: October 26, 2023

PREPARED BY: Eric Ceja, Director of Economic Development

REQUEST: AUTHORIZE RELEASE OF REQUEST FOR PROPOSALS FOR THE SALE OF CITY-OWNED PARCELS WITH ASSESSORS PARCEL NUMBERS 625-082-022 AND 625-082-023 SUBJECT TO RECEIPT OF A SURPLUS LAND ACT COMPLIANCE LETTER FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

RECOMMENDATION:

Authorize the release of a Request for Proposals (RFP) for the sale of city-owned parcels with APN(s) 625-082-022 and 625-082-023, subject to receipt of a Surplus Land Act (SLA) compliance letter from the Department of Housing and Community Development (HCD).

BACKGROUND/ANALYSIS:

On February 28, 2023, City staff released a Notice of Availability (NOA) for the "Wallaroo" parcels (APNs 625-082-022 and 625-082-023) and began negotiations with Steven Walker Communities (SWC) for disposition of the properties. SWC has informed the City that it is no longer interested in acquiring the site and there are no other parties that have expressed interest in the properties through the SLA. City staff is now compiling the necessary information to submit to HCD to obtain authorization to dispose of the properties outside of the SLA process and anticipates approval to do so in December 2023.

City staff is aware that other parties are interested in acquiring the site and recommends soliciting proposals for uses that are compatible with the surrounding area and achieve a fair market sales price. Compatible uses include single-family and small multi-family residential, daycare, and recreation. Responses to the RFP will be evaluated based on the highest and best use and fair market value for the property and a recommendation will be brought back to the City Council for consideration.

Legal Review:

This report has been reviewed by Special Counsel, Mr. Robert Messinger, with Burke Williams Sorenson, LLP (BWS).

FINANCIAL IMPACT:

There is no fiscal impact associated with this request.

ATTACHMENT:

Map of APNs 625-082-022 and 625-082-023