

Agenda Item B-17

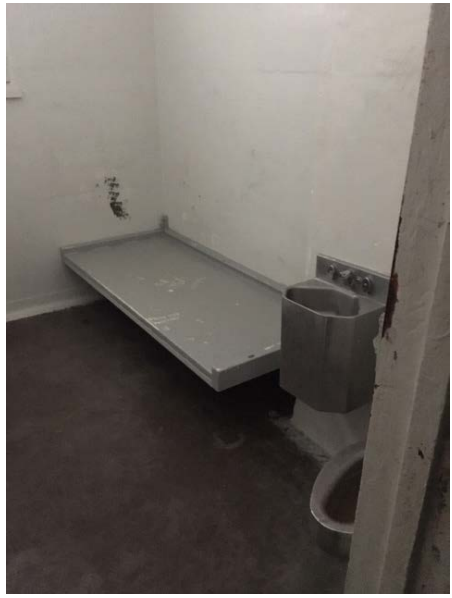


**Recommended Purchase
of Ventura and Tenth
Property for Future
Urban Academy Campus**

October 17, 2018

Ventura and Tenth Property

- 12.5 acres at southwest corner of Ventura and Tenth
 - Site of former juvenile detention facility
 - Demolition and site work required
 - Southerly section includes two office buildings
- Envisioned for future Urban Academy Campus
- County Board of Supervisors approved sale on Oct. 9
- Cost: \$1.2 million
- Recommended source of funds: Measure X
- Future California Department of Education approval will be required for district to build a school facility



Sale/Purchase Agreement

- ❑ \$1.2 million purchase price
- ❑ \$100,000 refundable deposit, applied toward purchase price
- ❑ Allows district to enter property for testing and surveying
- ❑ 90-day due diligence period for the district to initiate investigations required by Department of Toxic Substances Control and California Environmental Quality Act
- ❑ 30-day escrow period following 90-day due diligence period
- ❑ Authorize Superintendent to execute documents and expend district funds for purchase price and other costs to close escrow and purchase the property if all testing results are acceptable

Recommendation

Adopt Resolution 18-01, Approving the Execution of a Sale/Purchase Agreement and Escrow Instructions Between Fresno Unified and the County of Fresno Pertaining to a 12.5 Acre Parcel of Land Located Near the Intersection of East Ventura Avenue and South Tenth Street in Southeast Fresno, and Also Approve Related Matters