

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: June 25-26, 2008

Reference No.: 2.4d.(3)
Information Item

From: CINDY McKIM
Chief Financial Officer

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Chief
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Subject: **STATUS REPORT ON MAY 2008 DIRECTOR'S DEED #23 (ALI AWAD AND WAJIH ASI; IN THE CITY OF HAWTHORNE, 118TH AND DOTY)**

SUMMARY:

At the May 2008 California Transportation Commission (Commission) meeting, the California Department of Transportation (Department) recommended that the Commission approve the execution of a Director's Deed for the sale of property located in the city of Hawthorne to Ali Awad and Wajih Asi, who were the high bidders at a public auction held by the Department. The selling price of \$300,000 represents the highest bid received and has been paid in full by Ali Awad and Wajih Asi.

At the meeting, Ms. Viviana Franco, from the non-profit organization *From Lot to Spot*, discussed the need for a public park in the neighborhood and suggested that the City of Hawthorne, as well as others, were interested in the property for that purpose. The Commission granted the organization 90 days to secure appropriate funding needed by the City of Hawthorne to acquire the property for park purposes. The Commission also requested that the Department provide a status of the efforts at the June 2008 Commission meeting.

As part of the excess land sales process, when it is determined by the Department that an excess property is capable of independent development, the Department, in compliance with Government Code Section 54222, sends written offers to sell to local public agencies. A local public agency may purchase property directly from the Department for one of a number of uses such as low or moderate income housing, park and recreational purposes, school facilities, transit villages, enterprise zones, etc. Direct sales are at fair market value, as determined by the Department through the real estate appraisal process. In January 2008, the Department received correspondence from the City of Hawthorne indicating that they were not interested in acquiring the parcel in question.

Although the Hawthorne City Council passed a resolution to support the efforts of the *From Lot to Spot* organization in their endeavors to convert the subject parcel to a park, correspondence from the City of Hawthorne, dated May 29, 2008, reiterated that the City Council stressed that the City is unable to give any type of financial support to the organization to either acquire the lot, convert the lot to a park or to maintain the lot. Due to budgetary issues, the City has no intentions of acquiring

the land in question. Furthermore, the City does not have any funding budgeted to help the organization in their efforts.

STATUS:

The Department is in discussions with the City of Hawthorne as to their intentions and will meet with representatives from the organization *From Lot to Spot* to discuss this matter more fully. A more comprehensive status will be presented at the Commission's June 25-26, 2008 meeting.