

RESOLUTION NO. 2026-08-6960

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, OBJECTING TO THE PUBLIC TAX SALE OF THE PROPERTY LOCATED AT 1800 EAST SPRING STREET AND AUTHORIZING AN APPLICATION TO PURSUE ACQUISITION OF THE PROPERTY PURSUANT TO CHAPTER 8 OF PART 6 OF DIVISION 1 OF THE CALIFORNIA REVENUE AND TAXATION CODE

WHEREAS, the City of Signal Hill ("City") is a municipal corporation of the State of California; and

WHEREAS, the Los Angeles County Treasurer and Tax Collector has scheduled the real property located at 1800 East Spring Street, Signal Hill, California, Assessor's Parcel Number 7212-006-074 ("Property"), for sale as tax-defaulted property; and

WHEREAS, Tesla currently operates automobile sales, delivery, service, and related commercial activities at the Property, which constitutes a strategically important commercial site within the City; and

WHEREAS, pursuant to Government Code section 52200 *et seq.*, acquisition of the Property may advance important public purposes, including promoting the City's long-term fiscal stability, preserving a strong local economic base, maintaining productive use of a significant commercial site, and providing the City with long-term control over a strategic economic development asset; and

WHEREAS, Chapter 8 of Part 6 of Division 1 of the California Revenue and Taxation Code, commencing with Section 3771 ("Chapter 8"), establishes a process through which qualifying public agencies may acquire eligible tax-defaulted property through an agreement with the county rather than through a public tax sale; and

WHEREAS, the City seeks to preserve its opportunity to pursue acquisition of the Property through the Chapter 8 process and therefore objects to the sale of the Property at public auction; and

WHEREAS, the Los Angeles County Board of Supervisors is required to make findings demonstrating that the price to purchase the Property pursuant to Chapter 8 is consistent with California Revenue and Taxation Code section 3794.3. The City anticipates that the cost to purchase the Property pursuant to Chapter 8 will be at least Twenty-One Million Eight Hundred Fifty-Six Thousand Four Hundred Thirty-Eight Dollars (\$21,856,438); and

WHEREAS, the City Council desires to authorize staff to submit the documentation necessary to object to the public sale and apply to acquire the Property pursuant to Chapter 8; and

WHEREAS, the City intends to continue evaluating the Property and the proposed acquisition, including its appraised value, title, environmental condition, physical

condition, tenancy, financial implications, and other relevant due diligence matters before committing City funds to complete the acquisition; and

WHEREAS, this Resolution preserves the City's ability to pursue the Chapter 8 process but does not authorize the City to complete the acquisition or appropriate funds for its purchase.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council finds that the foregoing recitals are true and correct and incorporates them into this Resolution.

SECTION 2. The City Council hereby objects to the sale of the Property at public auction and authorizes the City to submit an application and all required supporting documentation to the Los Angeles County Treasurer and Tax Collector to pursue acquisition of the Property pursuant to Chapter 8.

SECTION 3. The City Manager, or designee, may prepare, execute, and submit applications, notices, correspondence, and other administrative documents and may take other actions reasonably necessary to preserve and advance the City's Chapter 8 application, subject to the limitations stated in this Resolution.

SECTION 4. This Resolution does not authorize the City Manager to complete the acquisition of the Property, execute a final purchase agreement on behalf of the City, or expend any public funds to acquire the Property without further authorization from the City Council.

SECTION 5. City staff shall continue appropriate due diligence regarding the potential acquisition of the Property and shall return to the City Council for consideration of any subsequent agreement, appropriation, or other authorization necessary for the City to complete the acquisition.

SECTION 6. This Resolution shall take effect immediately upon its adoption. The City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Signal Hill, California, at a special meeting on this 14th day of August 2026.

Tina L. Hansen, Mayor

ATTEST:

Daritzza Perez, City Clerk

APPROVED AS TO FORM:

Mal Richardson, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SIGNAL HILL)

I, JOY POST, Assistant City Clerk of the City of Signal Hill, do hereby certify that Resolution No. 2026-08-6960 was adopted by the City Council of the City of Signal Hill at a special meeting held on the 14th day of August, 2026, and that the same was adopted by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

JOY POST
ASSISTANT CITY CLERK