

Georgetown Divide Recreation District

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Garden Valley /
Kelsey

Kris Syversen
Pilot Hill

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Greenwood

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Supervisor

Liz Dowell
Community
Partners
Coordinator

Anna Hess
Recreation
Coordinator

Jacqui Brunton
Staff Advisor

TO: Sue Hennike, Principal Administrative Analyst
FROM: Alana Jenkins, General Manager
DATE: June 6, 2024
Re: Transmittal of Park Impact Fee Program documents FY 23-24

Sue,

We are submitting this request for Park Impact Fee funds to be transferred to the District's General Fund for reimbursement of General Funds Expended in FY 23-24. Thank you for your assistance in processing our request.

As we have submitted in the past, we are transmitting the following documents to you for review:

1. Annual Report
 - a. Disbursement details of request for Greenwood Park expansion - \$51,333.23

Thank you for your help. Please contact me if additional information is required at 530-333-4000.

Attachments

Park Impact Fee Report

Georgetown Divide Recreation District
 4300 Hwy 49, Pilot Hill, CA 95664

23-24 Fiscal Year

DATE	VENDOR	DESCRIPTION	MISC.	R
11/14/2023	Fidelity National Title	Greenwood Property Acquisition Deposit	\$500.00	
12/6/2023	Fidelity National Title	Greenwood Property Acquisition	\$50,833.23	
TOTALS			\$ 51,333.23	

GEORGETOWN DIVIDE RECREATION DISTRICT
Resolution Number No. 2023.10.2

Approving the purchase of property adjacent to Greenwood Park

WHEREAS, the Georgetown Divide Recreation District was formed in 1988 under provisions contained in the California State Public Resources Code Section 95000 et. Al as an independent special district agency and an approved political subdivision of the State of California, governed by an elected Boar of Directors; and

WHEREAS, the Georgetown Divide Recreation District Board of Directors conducted public input session on the possible acquisition of property adjacent to Greenwood Park with records of those sessions contained in the Official minutes of the Georgetown Divide Recreation District Board of Directors; and

WHEREAS, the public input sessions were advertised and noticed as required by law; and

WHEREAS, the Board received an offer to consider acquisition of adjacent property from Greenwood Park to transfer ownership of the property to provide additional recreational opportunities for the residents of the Georgetown Divide Recreation District; and

WHEREAS, the Board found the conditions and terms of sale acceptable and did cause opening escrow and direction to prepare transfer documents; and,

NOW, THEREFORE, BE IT RESOLVED that the Georgetown Divide Recreation District:

1. Approves the acquisition of the said property as described; and;
2. Certifies that the District has legal authority to own, operate and maintain the Greenwood Park as provided in Public Resource Code granting powers to Park and Recreation Districts; and
3. Certifies that the Board has reviewed, understands, and agrees to the provisions and terms; and
4. Appoints the Chairperson of the Board, currently Aloha Adams, and the Secretary /Clerk of the Board of Directors, currently Alana Jenkins, General Manager as agents to conduct all final negotiations, execute and submit all documents including, but not limited to, title documents, required declarations, and certifications necessary to complete the transfer of the property.

I, undersigned, hereby certify that the foregoing Resolution Number 2023.10.2 was duly adopted by the Georgetown Divide Recreation District Board of Directors on October 23,2023 following a roll call vote!

Ayes: 4
Noes: 0
Absent: /

Attested to:



Aloha Adams

Chairperson, Board of Directors



Alana Jenkins

Secretary/Clerk of the Board of Directors

Outside District Claim Form

District: Georgetown Divide Rec District		AUDITOR USE ONLY		PLEASE INDICATE CHECK DISTRIBUTION METHOD IN THE SPACE BELOW:		PROCESSOR USE ONLY							
Date: 12.6.23				Return to District:		BATCH:							
Prepared By: Anna Hess		DEPT: _____		Call/Email for pickup:		Entered by:							
Contact Phone: 530-333-4000		FILE NAME: _____		Document Total:		Date:							
		AUDITED BY:		\$50,833.23									
<p>THE ARTICLES FOR SERVICES DESCRIBED BY THE INVOICE(S) ATTACHED AND LISTED BELOW WERE APPROVED AND ARE INCLUDED IN THE DISTRICT BUDGET THAT HAS BEEN ADOPTED BY THE BOARD OF DIRECTORS AND WERE NECESSARY FOR USE BY THE DISTRICT AND HAVE BEEN DELIVERED OR PERFORMED AND THAT NO PRIOR CLAIM HAS BEEN PRESENTED FOR SAID ARTICLES OR SERVICES. I FURTHER CERTIFY I AM AUTHORIZED BY THE BOARD OF DIRECTORS TO APPROVE PAYMENT REQUESTS TO THE AUDITOR-CONTROLLER FOR THE ATTACHED INVOICE(S).</p>													
Authorizing signatures: <i>Anna Hess</i> 12/6/23 <i>alana fealim</i> 12/6/23													
<small>ALWAYS 1</small>	<small>VENDOR</small>	<small>suffix</small>	<small>Invoice Number (Limit: 20)</small>	<small>AMOUNT</small>	<small>FILE NAME</small>	<small>DATE</small>	<small>ALWAYS 2</small>	<small>ORG</small>	<small>OBJECT</small>	<small>DESCRIPTION (LIMIT 50 CHARACTERS)</small>	<small>AMOUNT</small>	<small>VENDOR NAME</small>	<small>SINGLE CHECK</small>
1	11545	0	FSSE-9012300503	50833.23	GDRD120623	12.06.23	2	8460600	6020	GDRD- Greenwood Property Purchase	50833.23	Fidelity National Title Company of CA	Y

Outside District Claim Form

District: Georgetown Divide Rec District		AUDITOR USE ONLY		PLEASE INDICATE CHECK DISTRIBUTION METHOD IN THE SPACE BELOW:		PROCESSOR USE ONLY							
Date:	11.14.23			Return to District:		BATCH:							
Prepared By:	Anna Hess			US MAIL:									
Contact Phone:	530-333-4000			Call/Email for pickups:									
		FILE NAME:		Document Total:		Entered by:							
				\$500.00		Date:							
<p>THE ARTICLES FOR SERVICES DESCRIBED BY THE INVOICE(S) ATTACHED AND LISTED BELOW WERE APPROVED AND ARE INCLUDED IN THE DISTRICT BUDGET THAT HAS BEEN ADOPTED BY THE BOARD OF DIRECTORS AND WERE NECESSARY FOR USE BY THE DISTRICT AND HAVE BEEN DELIVERED OR PERFORMED AND THAT NO PRIOR CLAIM HAS BEEN PRESENTED FOR SAID ARTICLES OR SERVICES. I FURTHER CERTIFY I AM AUTHORIZED BY THE BOARD OF DIRECTORS TO APPROVE PAYMENT REQUESTS TO THE AUDITOR-CONTROLLER FOR THE ATTACHED INVOICE(S).</p>													
<p>Authorizing signatures: <i>Anna Hess</i> <i>Alana Jerhlin</i> 11/14/23</p>													
ALWAYS 1	VENDOR	SUFFIX	Invoice Number (Limit 20)	AMOUNT	FILE NAME	DATE	ALWAYS 2	ORG	OBJECT	DESCRIPTION (LIMIT 50 CHARACTERS)	AMOUNT	VENDOR NAME	SINGLE CHECK
1	11545	0	11143233	500.00	GDRD111323	01/14/23	2	8460600	6020	GDRD Deposit for GW Property Acquisition	500.00	Fidelity National Title	Y
												0	



COMMERCIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

(C.A.R. Form CPA, Revised 12/22)

Date Prepared: November 10, 2023

1. OFFER:

- A. THIS IS AN OFFER FROM** Georgetown Divide Recreation District ("Buyer").
 Individual(s), A Corporation, A Partnership, An LLC, Other _____.
- B. THE PROPERTY** to be acquired is Main Street. APN 074-173-002-000, situated in Greenwood (City), El Dorado (County), California, 95635 (Zip Code), Assessor's Parcel No(s). 074-173-002-000 ("Property").
 (Postal/Mailing address may be different from city jurisdiction. Buyer is advised to investigate.)
- C. THE TERMS OF THE PURCHASE ARE SPECIFIED BELOW AND ON THE FOLLOWING PAGES.**
- D.** Buyer and Seller are referred to herein as the "Parties." Brokers and Agents are not Parties to this Agreement.

2. AGENCY:

- A. DISCLOSURE:** The Parties each acknowledge receipt of a "Disclosure Regarding Real Estate Agency Relationships" (C.A.R. Form AD) if represented by a real estate licensee. Buyer's Agent is not legally required to give to Seller's Agent the AD form Signed by Buyer. Seller's Agent is not legally obligated to give to Buyer's Agent the AD form Signed by Seller.
- B. CONFIRMATION:** The following agency relationships are hereby confirmed for this transaction.
- Seller's Brokerage Firm** Premier Foothill Properties License Number 01866174
 Is the broker of (check one): the Seller; or both the Buyer and Seller (Dual Agent).
- Seller's Agent** Cindy Twyman License Number 01235793
 Is (check one): the Seller's Agent (Salesperson or broker associate); or both the Buyer's and Seller's Agent (Dual Agent).
- Buyer's Brokerage Firm** eXp Realty of California, Inc. License Number 01878277
 Is the broker of (check one): the Buyer; or both the Buyer and Seller (Dual Agent).
- Buyer's Agent** Lori Nalley License Number 01519962
 Is (check one): the Buyer's Agent (Salesperson or broker associate); or both the Buyer's and Seller's Agent (Dual Agent).
- C.** More than one Brokerage represents Seller, Buyer. See, Additional Broker Acknowledgement (C.A.R. Form ABA).
- D. POTENTIALLY COMPETING BUYERS AND SELLERS:** The Parties each acknowledge receipt of a "Possible Representation of More than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PRBS).

3. TERMS OF PURCHASE AND ALLOCATION OF COSTS: The items in this paragraph are contractual terms of the Agreement. Referenced paragraphs provide further explanation. This form is 17 pages. The Parties are advised to read all 17 pages.

Paragraph #	Paragraph Title or Contract Term	Terms and Conditions	Additional Terms
A	5, 5B (cash)	Purchase Price \$ <u>50,000.00</u>	<input checked="" type="checkbox"/> All Cash
B	Close of Escrow (COE)	<input type="checkbox"/> Days after Acceptance OR on <input type="checkbox"/> (date) (mm/dd/yyyy)	
C	39A	Expiration of Offer 3 calendar days after all Buyer Signature(s) or (date) at 5PM or <input type="checkbox"/> AM/ <input type="checkbox"/> PM	
D(1)	5A(1)	Initial Deposit Amount \$ <u>500.00</u> (<u>1.00</u> % of purchase price) (% number above is for calculation purposes and is not a contractual term)	within 3 (or _____) business days after Acceptance by wire transfer OR <input type="checkbox"/>
D(2)	5A(2)	<input type="checkbox"/> Increased Deposit (Money placed into escrow after the initial deposit. Use form DID at time increased deposit is made.) \$ _____ (_____ % of purchase price) (% number above is for calculation purposes and is not a contractual term)	Upon removal of all contingencies OR <input type="checkbox"/> (date) OR <input type="checkbox"/>
E(1)	5C(1)	Loan Amount(s): First Interest Rate _____ Points _____ If FHA or VA checked, Deliver list of lender required repairs \$ _____ (_____ % of purchase price) Fixed rate or <input type="checkbox"/> Initial adjustable rate, • not to exceed _____ % • Buyer to pay up to _____ points to obtain rate above 17 (or _____) Days after Acceptance	Conventional or, if checked, <input type="checkbox"/> Seller Financing <input type="checkbox"/> Assumed Financing <input type="checkbox"/> Subject To Financing <input type="checkbox"/> Other: _____
E(2)	5C(2)	Additional Financed Amount Interest Rate _____ Points _____ \$ _____ (_____ % of purchase price) Fixed rate or <input type="checkbox"/> Initial adjustable rate • not to exceed _____ % • Buyer to pay up to _____ points to obtain rate above	Conventional or, if checked, <input type="checkbox"/> Seller Financing <input type="checkbox"/> Assumed Financing <input type="checkbox"/> Subject To Financing <input type="checkbox"/> Other: _____
E(3)	7A	Occupancy Type	Investment
F	5D	Balance of Down Payment	\$ <u>49,500.00</u>
PURCHASE PRICE TOTAL		\$ <u>50,000.00</u>	

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Buyer's Initials LN / _____ Seller's Initials _____ / _____

COMMERCIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (CPA PAGE 1 OF 17)