



Legislation Text

File #: 2020-896, Version: 1

Report to Mayor and City Council

Tuesday, February 16, 2021

Consent

SUBJECT:

CONSIDER APPROVAL OF AGREEMENT WITH CHICAGO TITLE TO PROVIDE TITLE SERVICES FOR THE CITY'S CDBG-FUNDED NEIGHBORHOOD PRIDE AND HOME PROGRAMS (CITY COUNCIL)

I. SUMMARY

On November 5, 2020 the City issued a Request for Proposal (RFP) for Title Services to provide continued services needed for the City's CDBG and HOME funded programs (Exhibit No. 1). Only one response was received, which was by the City's current title services provider (Exhibit No. 2). It is staff's recommendation that the City Council approve a contract service agreement with Chicago Title to provide title and recording services. (Exhibit No. 3).

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE an Agreement with Chicago Title Company to provide Title Services to the City of Carson for five years through February 15, 2026, for an amount not to exceed \$50,000.
2. AUTHORIZE the Mayor or authorized designee to execute the agreement, following approval as to form by the City Attorney.

III. ALTERNATIVES

TAKE any other action the City Council deems appropriate.

IV. BACKGROUND

Chicago Title Company is a subsidiary of Fidelity National Title Company and has provided services to the City over 10 years, such as escrow services, property profiles, preliminary title reports, and recording of Grant Deeds and Deed of Trusts. Staff utilizes the services to provide property profiles, title reports, and updates as needed for homeowners participating in the Neighborhood Pride Program (NPP) and HOME programs. Grant Participation Agreements and Deed of Trusts are recorded on each owner-occupied single family residence. Staff recommends the City Council approve agreement with Chicago Title Company. The proposed cost for these services will be \$10,000 per year, for a total not-to-exceed contract amount of \$50,000.

The amended term of five years is shown in Exhibit B, "Special Requirements."

V. FISCAL IMPACT

The fiscal impact is \$10,000 per year, for a total of \$50,000. Funds required for this fiscal year are available in the CDBG administrative fund account no. 215-70-720-964-6062 and HOME fund account no. 214-70-720-100-6004.

VI. EXHIBITS

1. Request for Proposal 20-030 (pgs. 3-38)
2. Bid Results (pg.39)
3. Agreement (pgs. 40-72)

Prepared by: Saied Naaseh, Community Development Director, Debra Scott, Housing Rehabilitation Finance Counselor