


COUNTY OF HUMBOLDT

AGENDA ITEM NO.
CB

For the meeting of: December 12, 2017

Date: November 15, 2017

To: Board of Supervisors

From: Amy S. Nilsen, County Administrative Officer 

Subject: Appraisal Services for Real Properties Located at 4325 Broadway, 1106 2nd Street, 209 J Street, 901 2nd Street, and 931 2nd Street in Eureka and Supplemental Budget. (4/5 vote required).

RECOMMENDATION(S):

That the Board of Supervisors:

1. Direct the County Administrative Office to obtain appraisals for: 4325 Broadway, Eureka, 95503, Assessor Parcel No. 302-171-039-000; 1106 2nd Street, Eureka, 95501, Assessor Parcel No. 001-213-001-000; 209 J Street, Eureka, 95501 Assessor Parcel No. 001-172-001-000; 901 2nd Street, Eureka, 95501, Assessor Parcel No. 002-093-007-000; and 931 2nd Street, Eureka, 95501, Assessor Parcel No. 001-161-005-000; and
2. Approve the attached supplemental budget (Exhibit C) in Fund 1100, Budget Unit 103, County Administrative Office (4/5 vote required).

SOURCE OF FUNDING:

Capital Project Reserve Fund (3562)

Prepared by Christopher D. Shaver CAO Approval _____

REVIEW: Auditor MSA County Counsel _____ Human Resources _____ Other _____

TYPE OF ITEM:

Consent

Departmental

Public Hearing

Other _____

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor Wilson Seconded by Supervisor Sundberg

Ayes Sundberg, Fennell, Bass, Bohn, Wilson

Nays _____

Abstain _____

Absent _____

PREVIOUS ACTION/REFERRAL:

Board Order No. H-3, _____

Meeting of: 1/19/16_

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: 12/12/17

By: 

Kathy Hayes, Clerk of the Board

DISCUSSION:

On January 19, 2016, your Board approved the first stage in a comprehensive finance package to move the county in the direction of having campuses where like functions are grouped together for better public service. County services that are co-located offer enhanced customer service by allowing members of the public and those doing business with the county to obtain services, ideally, from a single location. Efficiencies and savings are also realized as a result of reducing the number of facilities requiring upkeep and maintenance.

McNellis Partners, a privately held development firm headquartered in Palo Alto, CA, informed the County of Humboldt in November 2017 that 4325 Broadway, Eureka, 95503, Assessor Parcel No. 302-171-039-000 (the former Eureka K-mart location) is available for lease or acquisition. The available location encompasses 7.99 +/- acres and contains a 59,000 square foot commercial building with ample parking for the public, staff and county equipment.

The building and vacant land (Exhibit A) in Eureka affords the county the opportunity to negotiate terms of purchase with the overall goal of acquiring a location to co-locate county services in Eureka. County departments offering services considered for co-location include Planning and Building, Public Works and the Department of Health and Human Services, Division of Environmental Health. Each of these departments provide permitting and inspection services for the public that require review and collaboration amongst these departments. Co-locating these departments provides for a “one-stop” shop for members of the public seeking such services. Currently, all three departments are located at different sites within Eureka.

The county-owned locations in Eureka currently housing Public Works (Exhibit B) at 1106 2nd St., 901 2nd St., 931 2nd St., and 209 J St., provide the Board of Supervisors with an opportunity to realize a key goal contained in the Board’s 2017 Strategic Framework of streamlining inventory of county properties by declaring said properties surplus if another suitable location is found to co-locate county services. The possible disposition of county surplus properties is also advantageous, as revenues generated from the sale of said properties could be used to offset future acquisition and tenant improvement costs for the co-location of county services. In addition, the county has an opportunity to reduce the number of leased facilities by co-locating Environmental Health, currently located at 100 H St., Eureka, with the other two-departments. Therefore, as part of the appraisal process, staff recommends that your Board also authorize the County Administrative Office to obtain appraisal services for the aforementioned locations occupied by Public Works.

Staff requests Board authorization to procure appraisal services and obtain appraisals to determine current fair market value for the 4325 Broadway, 1106 2nd St., 901 2nd St., 931 2nd St., and 209 J St. in Eureka. The co-location of county services is also supported by the Departments of Planning and Building, Public Works and Health and Human Services, Division of Environmental Health.

FINANCIAL IMPACT:

Appraisal services are anticipated to be in the amount of \$12,150. Cost of appraisals will be drawn from the Capital Project Reserve (3562). The current fund balance in Capital Project Reserves is \$893,290. There are sufficient funds for this request.

The Debt Advisory Committee will propose the preferred funding mechanism to fund the possible acquisition, design services and construction improvements of 4325 Broadway in Eureka upon Board

authorization. Should a purchase be negotiated, staff will return to your Board to present proposed funding options at that time.

This item supports your Board's strategic framework of providing community-appropriate levels of service and providing for and maintaining infrastructure.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could choose to not authorize the County Administrative Office to obtain appraisal services for any one or all properties mentioned above. This, however, is not recommended as it will not support the county's government campus concept.

ATTACHMENTS:

- Exhibit A: Map of Proposed Location for Co-location
- Exhibit B: Maps of Proposed Location for Surplus
- Exhibit C: Supplemental Budget

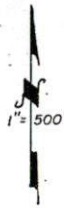
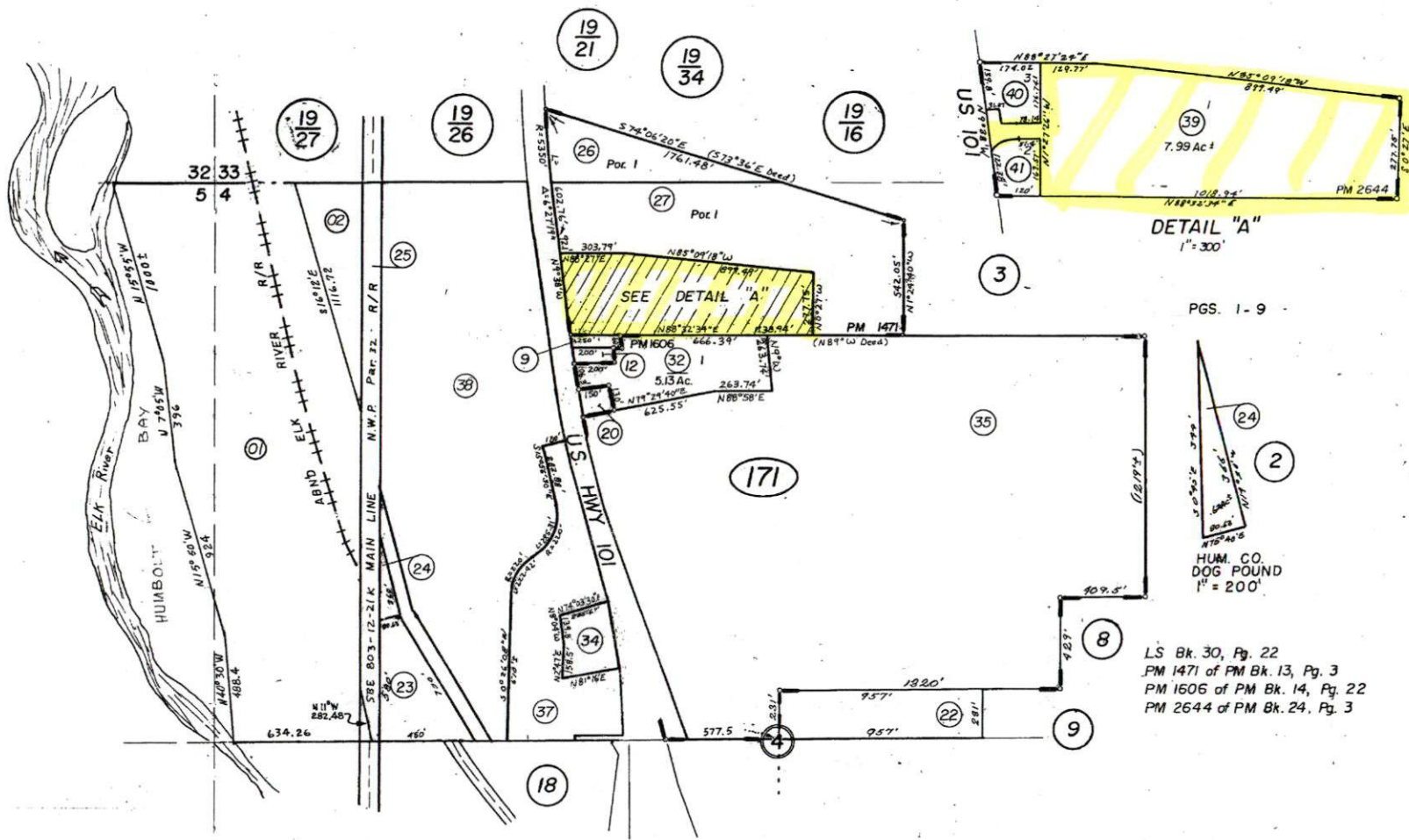


Exhibit A



PGS. 1-9

LS Bk. 30, Pg. 22
 PM 1471 of PM Bk. 13, Pg. 3
 PM 1606 of PM Bk. 14, Pg. 22
 PM 2644 of PM Bk. 24, Pg. 3

99
3-26-79

EO

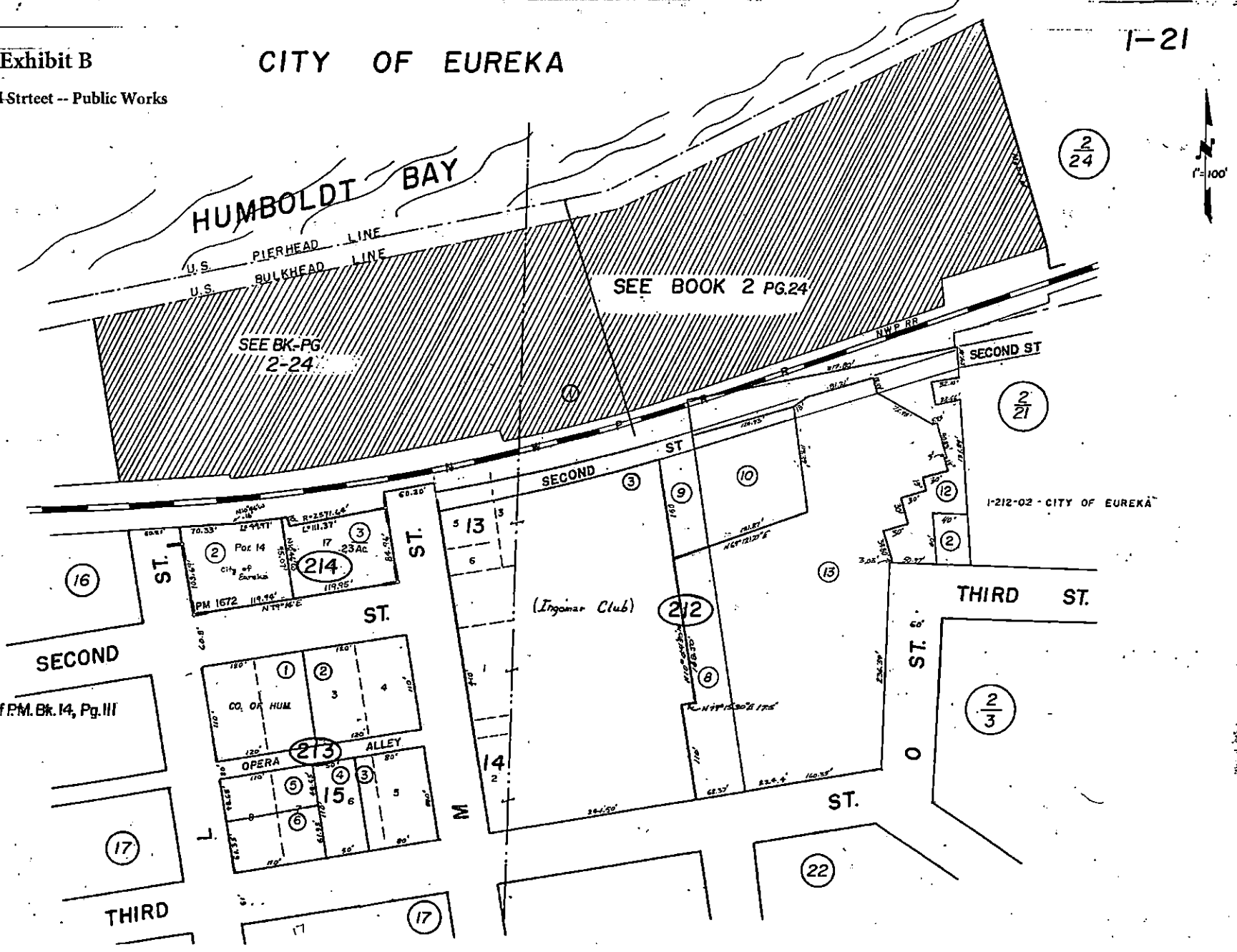
141

Exhibit B

CITY OF EUREKA

1106 2nd Street -- Public Works

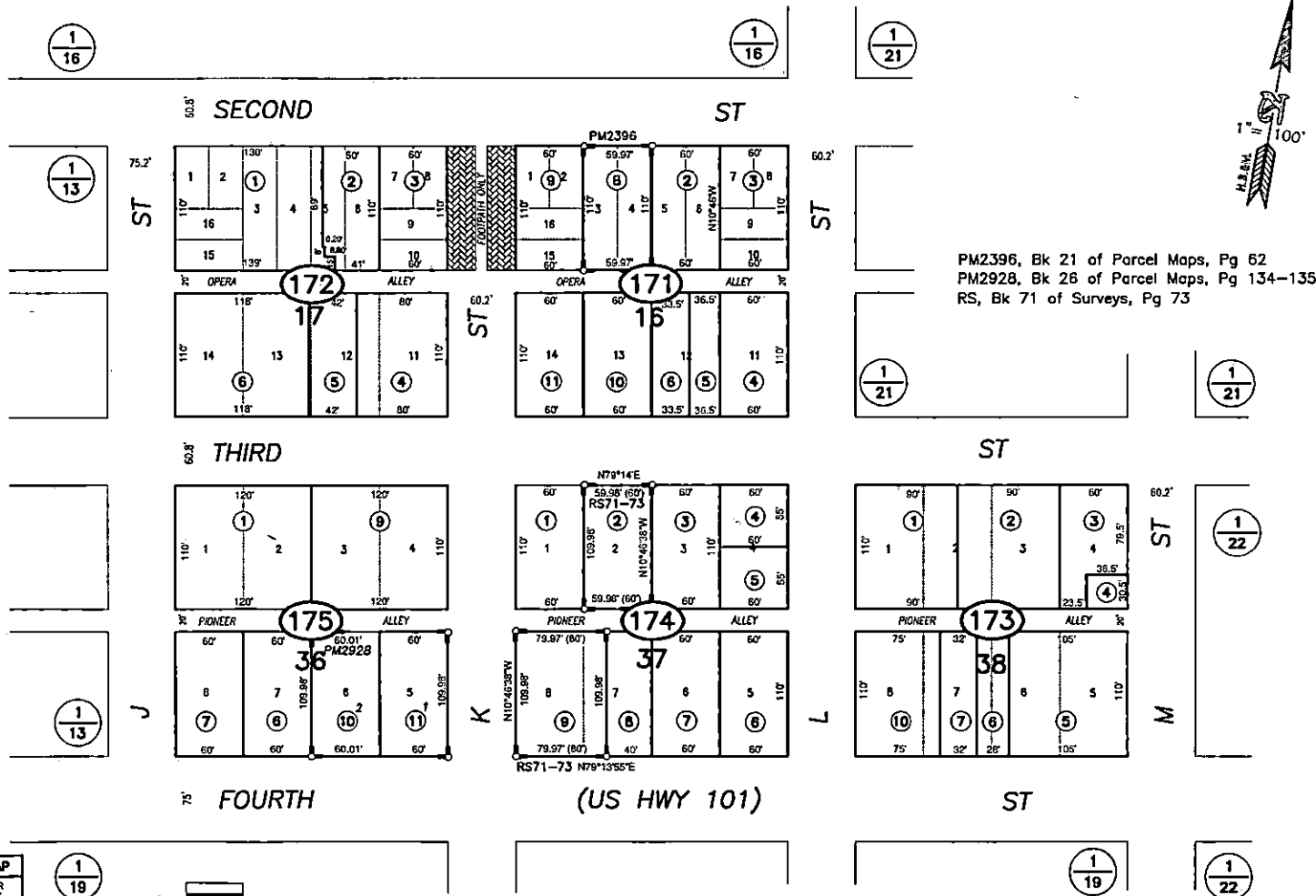
1-21



Par. PM. No. 1672 of P.M. Bk. 14, Pg. III
RS BK 53, Pg 2-3

242

209 J Street -- Motor Pool



PM2396, Bk 21 of Parcel Maps, Pg 62
PM2928, Bk 28 of Parcel Maps, Pg 134-135
RS, Bk 71 of Surveys, Pg 73

ASSESSOR'S PARCEL MAP
1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Small Circles

Feb 16, 2016

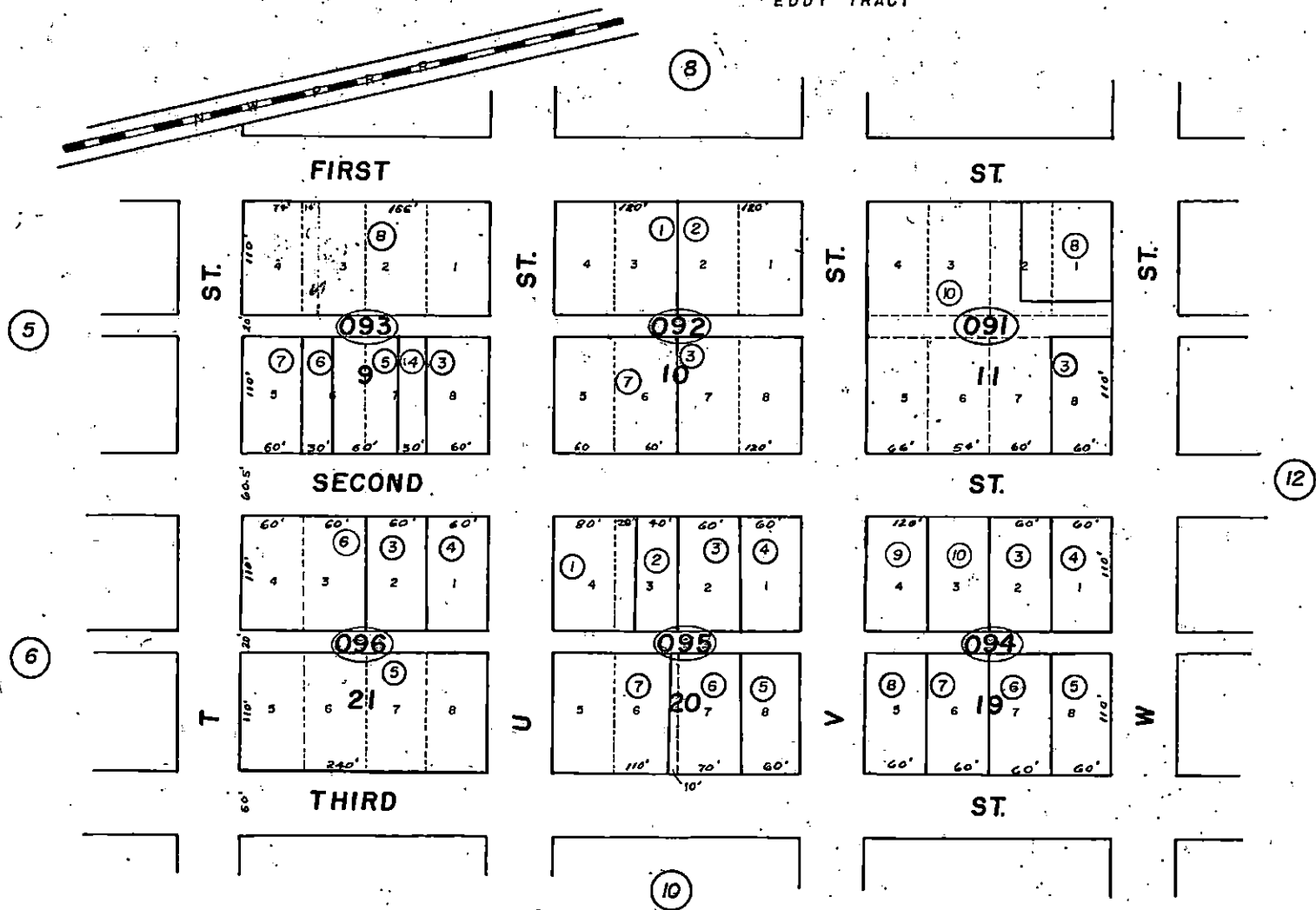
Exhibit B
CITY OF EUREKA

LS 28 PG 41

2-09

901 2nd Street -- Building Maintenance

EDDY TRACT

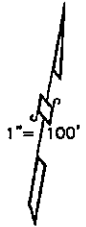


810

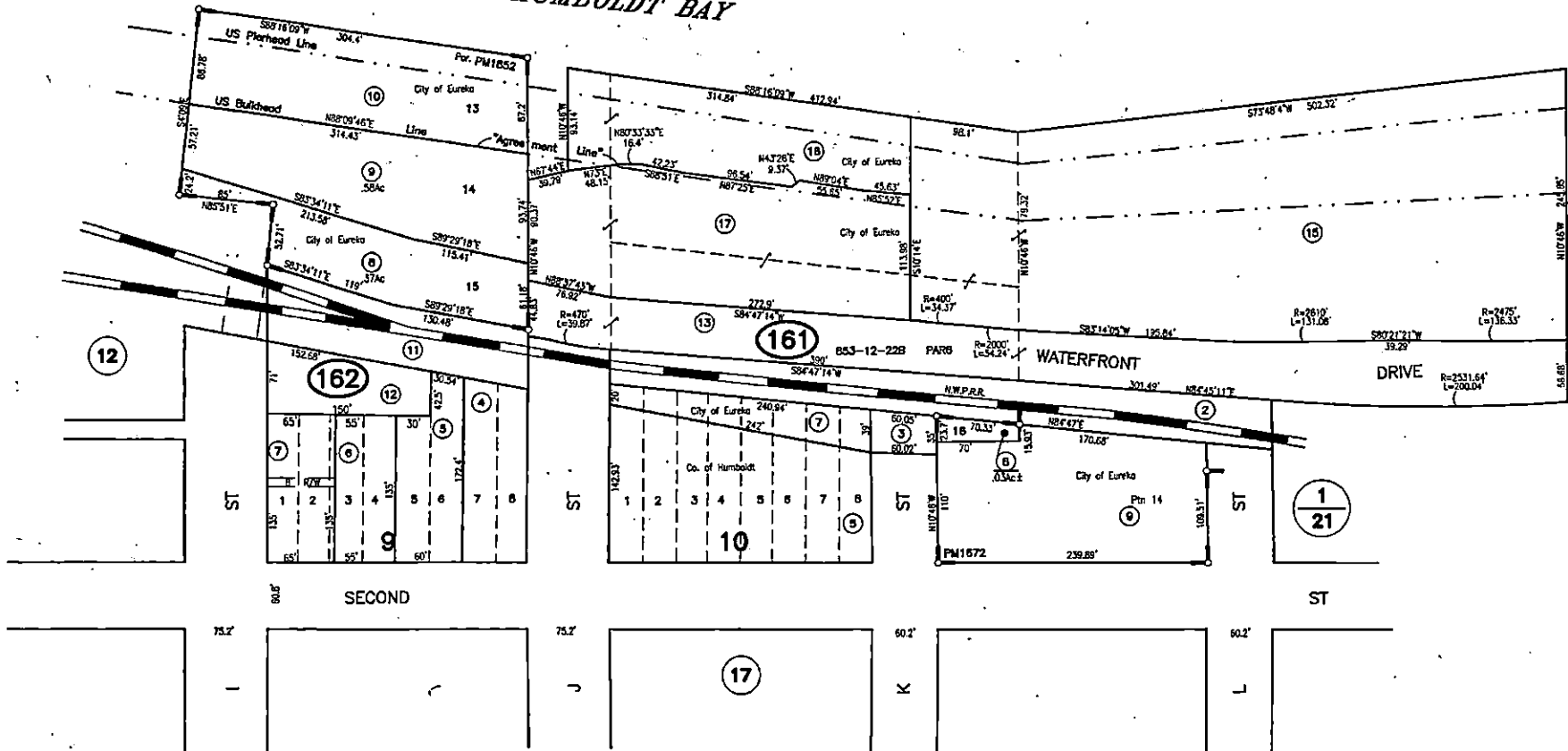
931 2nd Street -- Materials Lab

405
3

HUMBOLDT BAY



2
24



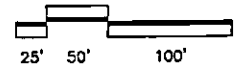
RS, Bk. 38 of surveys, Pgs.46-51
Por. PM1672, Bk.14 of PM, Pg.111
PM1852, Bk.16 of PM, Pgs.57-61(Por.)

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Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 1, Pg.16
County of Humboldt, CA.



4 Jul 2, 2002

Exhibit C
Supplemental Budget

Revenue:

1100103-705800

Transfer From Trust

\$12,150

Expenditure:

1100103-2118

Professional & Special Service

\$12,150