



COUNTY OF HUMBOLDT

For the meeting of: 9/25/2018

File #: 18-1114

To: Board of Supervisors

From: Public Works

SUBJECT:

Disposal of County Surplus Real Property at Property Located at 2956 D Street, Eureka, APN 010-183-007

RECOMMENDATION(S):

That the Board of Supervisors open the Public Hearing in order to accept proposals for sale of real property at 2956 D Street, Eureka, APN 010-183-007; open, examine, and consider all sealed proposals for the sale of real property at 2956 D Street, Eureka, APN 010-183-007, pursuant to Government Code §25530; call for oral bid proposals for the sale of real property at 2956 D Street, Eureka, APN 010-183-007, pursuant to Government Code §25531; accept the highest responsible proposal that meets the criteria as set forth in Resolution Number 18-84, adopted by the Board on August 21, 2018, pursuant to Government Code §25533; direct staff to finalize the resolution of acceptance and adjourn the meeting for one week to October 2, 2018, for adoption of the resolution.

SOURCE OF FUNDING:

General Fund

DISCUSSION:

Parcel Number 010-183-007, located at 2956 D Street in Eureka, was purchased by the county in February of 1991. The property was declared surplus by your Board on May 9, 2017. Resolution Number 18-84, Intention to Sell the surplus real property was adopted on August 21, 2018, and staff published said resolution pursuant to Government Code §6063 (Attachment 1).

Staff is requesting that your Board open any sealed bids received pursuant to Government Code §25530, and call for oral bids, pursuant to Government Code §25531. Upon calling for oral bids, any responsible person that offers to purchase said real property upon the terms and conditions specified in the Resolution of Intent to Sell for a price exceeding 5 percent of the highest written proposal, then the oral bid will be considered the highest proposal.

Staff is requesting the Board accept the highest responsible proposal that meets the criteria as set forth in Resolution Number 18-84 adopted by the Board on August 21, 2018, pursuant to Government Code §25533. If the Board accepts a written or oral proposal, staff recommends adjourning the meeting for at least one week to finalize a resolution of acceptance and address the escrow details. Attachment 2 is a draft of the Resolution of Acceptance.

FINANCIAL IMPACT:

Cost for county staff, asbestos testing, and American with Disabilities Act (ADA) barrier removal required for the development of the surplus real property disposal are approximately Eight Thousand One Hundred Eighty Five Dollars (\$8,185) through June 30, 2018. Additional expenses, including publication, in preparation for the disposal, amounts to approximately Nine Thousand Five Hundred Thirty Eight Dollars (\$9,538). These expenses will be reimbursed to 1100-162-705080 Building Maintenance following the successful award of the surplus bid and close of escrow. The balance of the proceeds from the sale of the surplus real property shall be distributed to 1100-888-705080.

This item conforms to the Board of Supervisors' Core Role of providing for and maintaining infrastructure and streamlining the inventory of county properties through repurposing or sale.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

File #: 18-1114

Your Board could determine that the property should be returned to inventory after opening sealed bids and calling for oral bids. This is not recommended as the building is in need of extensive repairs, some that will need to be completed before the next winter season in order to avoid further damage to the interior; and, it has been determined by staff that the county has no further use of the property. The property's highest and best use is that of a single family residence.

ATTACHMENTS:

1. Copy of published Resolution of Intention to Sell surplus Property
2. Draft Resolution of Acceptance

PREVIOUS ACTION/REFERRAL:

Board Order No.: C12, C-27

Meeting of: 5/09/2017, 8/21/2018