



COUNTY OF HUMBOLDT

For the meeting of: 11/1/2022

File #: 22-1344

To: Board of Supervisors

From: Public Works

Agenda Section: Public Hearing

SUBJECT:

Notice of Intention to Purchase Real Property Located at 1017 Fourth Street, Eureka, California

RECOMMENDATION(S):

That the Board of Supervisors:

1. Introduce Notice of Intention to purchase real property, the purchase price of which is in excess of Fifty Thousand Dollars (\$50,000.00);
2. Open the public hearing; and
3. Close the public hearing.

SOURCE OF FUNDING:

2020 Finance Plan

DISCUSSION:

On July 22, 2022, the Humboldt County Board of Supervisors (“Board”) authorized the Public Works Director, and designees thereof, to negotiate terms for the purchase of real property located at 1017 Fourth Street, Eureka, California with Gerald and Belinda Rush and any duly authorized agents thereof.

On Sept. 27, 2022, the Board met in closed session, with Elishia Hayes, County Administrative Officer, and Sean Meehan, Deputy Director Facility Management, concerning the price and terms of payment for the real property located at 1017 Fourth Street, Eureka, California.

On Oct. 4, 2022, the Board approved the real property purchase agreement and joint escrow instructions regarding real property located at 1017 Fourth Street, Eureka, California, and the Notice of Intention to Purchase Real Property located at 1017 Fourth Street, Eureka, California. Subsequently, the Notice was published in the Times Standard once a week for three (3) successive weeks, on Oct. 9, 2022, Oct. 16, 2022 and Oct. 23, 2022, pursuant to California Government Code Section 6063.

On Oct.19, 2022, the purchase agreement was signed by the seller, starting the 90-day escrow period. Staff will conduct due diligence activities during this period and consult with the City of Eureka regarding the conformance of the proposed acquisition with the City’s General Plan. Pending the

outcome of these activities, staff will return to the Board with a recommendation whether or not to complete the purchase of the property. If purchase is recommended, staff will present a resolution of approval and findings for compliance with the California Environmental Quality Act for the Board's consideration.

This public hearing will give the public an opportunity to respond to the Notice of Intention to Purchase Real Property located at 1017 Fourth Street, Eureka, California with questions and concerns regarding the County of Humboldt's intent to purchase the property.

FINANCIAL IMPACT:

The estimated cost to acquire the real property located at 1017 Fourth Street, Eureka, California, including staff time and consultant fees, is \$250,000. The Humboldt County Administrative Office has approved use of the 2020 Finance Plan funds in for the purchase of the real property located at 1017 Fourth Street, Eureka, California. The purchase price is the same as the appraised value performed in 2017. Staff is currently assessing possible development options for the site and will return to your Board to review the financial impact of those options as soon as is practicable.

STRATEGIC FRAMEWORK:

The recommended actions support the Board of Supervisors' Strategic Framework by providing for and maintaining infrastructure.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

There are no alternatives to holding the public hearing date of Nov. 1, 2022, as it was previously published in the Times Standard as required by California Government Code Section 6063.

ATTACHMENTS:

1. Notice of Intention to Purchase Real Property located at 1017 Fourth Street, Eureka, California
2. Real Property Purchase Agreement and Joint Escrow Instructions Regarding Real Property Located at 1017 Fourth Street, Eureka, California

PREVIOUS ACTION/REFERRAL:

Board Order No.: C1, L1

Meeting of: 7/22/22, 9/27/22, 10/04/22

File No.: 22-966, 22-1262, 22-953