



COUNTY OF HUMBOLDT

AGENDA ITEM NO.  
**C9**

For the meeting of: March 20, 2018

Date: March 12, 2018  
To: Board of Supervisors  
From: Amy S. Nilsen, County Administrative Officer *AS*  
Subject: Appraised value of 4325 Broadway, Eureka, 95503

RECOMMENDATION(S):

That the Board of Supervisors:

- 1. Direct staff to no longer pursue the acquisition of 4325 Broadway, Eureka, 95503, Assessor Parcel No. 302-171-039-000, and to continue identifying suitable locations for co-location of county services.

SOURCE OF FUNDING:

Capital Project Reserve Fund (3562)

DISCUSSION:

On Jan. 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.

Prepared by Christopher D. Shaver CAO Approval *[Signature]*  
REVIEW: Auditor \_\_\_\_\_ County Counsel *gs* 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 *Bass*  
Ayes *Bass, Fennell, sundberg, Bohn, Wilson*  
Nays \_\_\_\_\_  
Abstain \_\_\_\_\_  
Absent \_\_\_\_\_

PREVIOUS ACTION/REFERRAL:

Board Order No. H-3, C-8  
Meeting of: 1/19/16, 12/12/2017

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

Dated: 3/20/18  
By: *[Signature]*  
Kathy Hayes, Clerk of the Board

Efficiencies and savings are also realized as a result of reducing the number of facilities requiring upkeep and maintenance.

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 permitting services. Currently, all three departments are located at different sites within Eureka.

In Nov. of 2017, McNellis Partners, a privately held development firm headquartered in Palo Alto, CA, informed the County of Humboldt that 4325 Broadway, Eureka, 95503, Assessor Parcel No. 302-171-039-000 (the former Eureka K-Mart location) was available for lease or acquisition. On Dec. 12, 2017, your Board authorized staff to procure appraisal services and obtain an appraisal of 4325 Broadway in Eureka (K-Mart building) to determine current fair market value, as the location contained sufficient space, 59,000 square feet with ample parking for the public, staff and county equipment.

The appraisal determined the value of the property at \$5.5 million, which was \$1.5 million lower than the owner’s asking price of \$7 million. In addition, the appraisal report also determined that retail operations remained the best use for the property. Other factors, such as the current condition of the building and the necessary improvements required to relocate county permitting services (conservatively at \$3 million) to 4325 Broadway, are factors that staff took into consideration in formulating a recommendation to your Board.

Therefore, staff recommends that your Board direct staff to no longer pursue the acquisition of 4325 Broadway, as the K-Mart building is not a viable location, and for staff to continue identifying suitable locations for co-location of county services continue.

FINANCIAL IMPACT:

At this time, there is no impact to the General Fund.

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:

Board discretion.

ATTACHMENTS:

N/A