

Attachment 3.

Board Agenda Item C12, 5/09/17, Declare Property Surplus



AGENDA ITEM NO.
C-12

COUNTY OF HUMBOLDT

For the meeting of: May 09, 2017

Date: April 21, 2017

To: Board of Supervisors

From: *TKM* Thomas K. Mattson, Public Works Director

Subject: Proposed Sale of Assessor Parcel Number 010-183-007, 2956 D Street, Eureka, California

RECOMMENDATION(S):

That the Board of Supervisors:

1. Declare the real property, Assessor Parcel Number 010-183-007, to be surplus real property; and
2. Direct staff to order an appraisal and obtain a preliminary title report on the property; and
3. Direct the Clerk of the Board to return one copy of the executed agenda item to the Public Works Real Property Division.

SOURCE OF FUNDING: This property was purchased with General Funds

DISCUSSION: Parcel number 010-183-007, located at 2956 D Street in Eureka, was purchased by the county in February of 1991. A map is attached. The property has been used in the past as a children's shelter by the Department of Health and Human Services (DHHS). DHHS has discontinued their use and determined that they have no need for future use of the premises.

After contacting the remaining county departments, it has been determined that the county no longer requires this parcel for any county programs. The improvements on the property are in poor condition and

Prepared by *Ronda Lima*

CAO Approval *Karen Clower*

REVIEW	<i>WJH</i>	County Counsel	<i>JS</i>	Personnel		Risk Manager		Other	
--------	------------	----------------	-----------	-----------	--	--------------	--	-------	--

TYPE OF ITEM:

Consent

Departmental

Public Hearing

Other

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT
 Upon motion of Supervisor *Fennell* Seconded by Supervisor *Wilson*

Ayes *Fennell, Bass, Bahn, Wilson*

Nays

Abstain

Absent *Sundberg*

PREVIOUS ACTION/REFERRAL:

Board Order No. _____

Meeting of: _____

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

Dated: *May 9, 2017*
By: *Kathy Hayes*
Kathy Hayes, Clerk of the Board

have a great deal of deferred maintenance. The house was constructed approximately 66 years ago and is in need of extensive updating and repairs, including, but not limited to: roofing, painting of the interior and exterior, repair of interior walls that have sustained water damage, flooring, kitchen and bathrooms.

Staff is requesting the property be declared surplus and approval to order an appraisal and preliminary title report in order to sell the property. It is staff's recommendation that the parcel be sold in "as is" condition with no warranties expressed or implied by the county.

The approximate cost for an appraisal and preliminary title report will be nine hundred dollars (\$900.00).

Staff will return to your Board requesting authorization to publish a Resolution of Intention to Sell after obtaining approval from the Planning Department that the sale of the property conforms with the General Plan, notifying other public agencies of the county's interest in selling, and obtaining a CEQA report.

After publishing the Resolution of Intention to Sell, staff will again return to your Board to open any sealed bids received and request that the Board determine if any bids are acceptable at that time.

FINANCIAL IMPACT: The county will need to pay for a fee appraisal to determine the market value of the parcel at this time and obtain a preliminary title report. The fee for the appraisal will be approximately five hundred dollars (\$500.00) and the preliminary title report will be four hundred dollars (\$400.00).

This item meets with the Boards core roles by managing resources to insure sustainability of services.

OTHER AGENCY INVOLVEMENT: City of Eureka

ALTERNATIVES TO STAFF RECOMMENDATIONS: Your Board could determine that the property should be held in inventory, but 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.

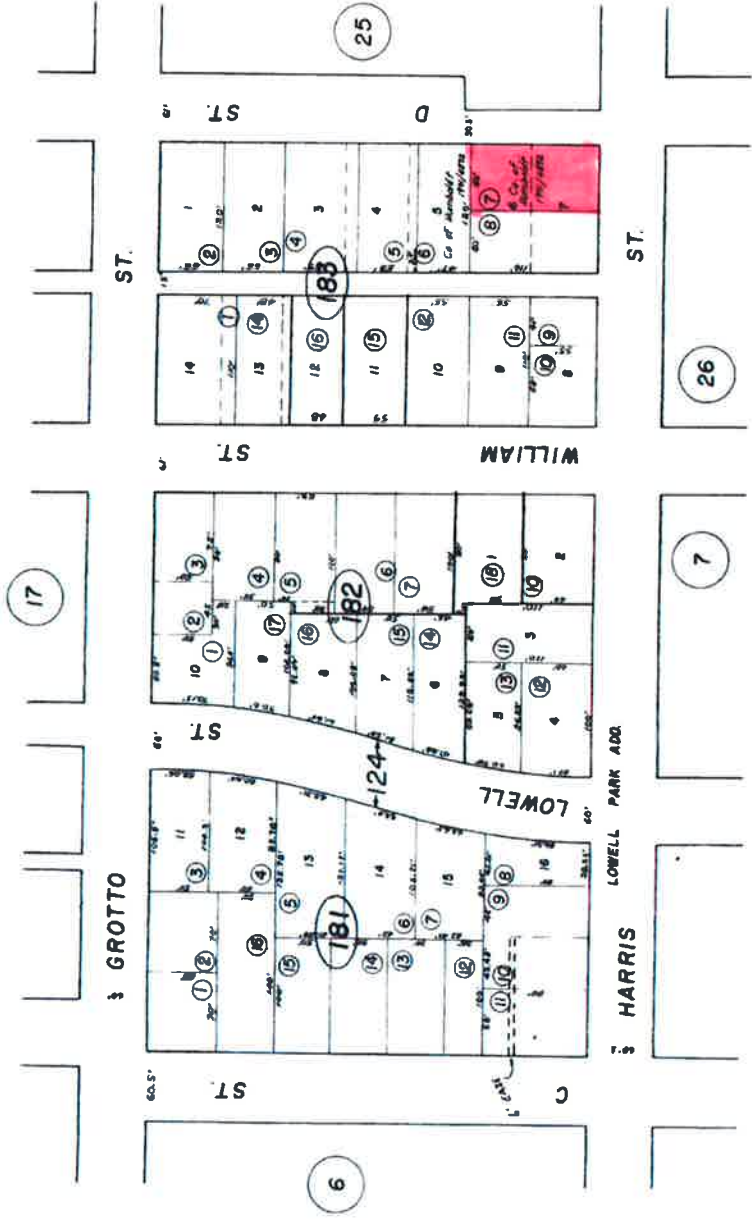
ATTACHMENTS:

Parcel map

CITY OF EUREKA

10-18
T.C.A. 300-50
1" = 100'
2-10-64

A 7568



SUMMIT TRACT 8-33

LOWELL PARK 18-108
2ND ENL CLARKS ADD 1-46

10-18