



COUNTY OF HUMBOLDT

AGENDA ITEM NO.
C-9

For the meeting of: August 15, 2017

Date: August 7, 2017

To: Board of Supervisors

From: Amy S. Nilsen, County Administrative Officer *AS for AN*

Subject: Authorization to Negotiate Terms to Purchase Property Located at 286 Sprowl Creek Road, Garberville

RECOMMENDATION(S):

That the Board of Supervisors authorize the County Administrative Officer and her designees to negotiate terms to purchase the property at 286 Sprowl Creek Road, Garberville, 95542, Assessor Parcel No. 032-091-014-000.

SOURCE OF FUNDING:

General Fund (1100)

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.

Prepared by Christopher D. Shaver

CAO Approval *Karen Clowen*

REVIEW:	Auditor <i>MBM</i>	County Counsel <i>Sm</i>	Human Resources	Other
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TYPE OF ITEM:

Consent

Departmental

Public Hearing

Other

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor *Wilson* Seconded by Supervisor *Sundberg*

Ayes *Wilson, Sundberg, Bass, Bohn, Fenne II*

Nays

Abstain

Absent

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: *August 15, 2017*

By: *Basle Shera*
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.

The Redwoods Community College District Board of Trustees, on June 6, 2017, declared 286 Sprowl Creek Road in Garberville surplus property and directed district staff to obtain an appraisal (Exhibit A). The county has learned that the appraisal is now complete and that the property is advertised as surplus. The buildings and vacant land (Exhibit B) in Garberville afford the county the opportunity to negotiate terms of purchase with the overall goal of acquiring a location to co-locate county services in southern Humboldt.

Current services offered in southern Humboldt include county health offices providing public, social and mental health services, library services and a satellite office for the 2nd District Supervisor. In addition, if deemed feasible, the vacant portion of the College of the Redwoods Garberville Campus may provide a location for a new Garberville Veterans Hall.

On June 27, 2017, your Board approved a revised Debt Management Policy to allow the county to better manage debt for the purpose of funding capital projects. The county has capacity to incur debt and fund campus complex projects through instruments such as Certificates of Participation. The Certificate of Participation (COP) is a widely used type of debt instrument that allows the county to finance capital projects/public facilities/equipment where the COP holders are repaid principal and interest through revenues generated from the project or by the county's agreement to lease the facilities or equipment. Upon Board authorization, the County Administrative Officer will convene the Debt Advisory Committee to establish a funding instrument to allow the county to fund the acquisition and make necessary operational improvements.

The locations in Garberville currently housing the aforementioned county services on Cedar Street 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. The 286 Sprowl Creek Road property contains approximately 9,311 square feet of building space located on a 3.1-acre parcel. The property is currently listed at a purchase price of \$1,095,000 pursuant to the appraisal, which is based upon current fair market value. Should the county purchase 286 Sprowl Creek Road in Garberville, it would provide significant benefits to the campus complex concept. The potential purchase of this property is also supported by the Department of Public Works.

FINANCIAL IMPACT:

The Debt Advisory Committee will propose the preferred funding mechanism to fund the acquisition, design services and construction improvements of 286 Sprowl Creek Road in Garberville upon Board authorization. The current action has no financial impact. 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:

College of the Redwoods

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could choose to not authorize the County Administrative Officer and her designees to negotiate terms to purchase the property at 286 Sprowl Creek Road, Garberville, 95542. This is not recommended as it will not support the county complex concept.

ATTACHMENTS:

- Exhibit A: Notice of Offer of Surplus Property for Sale
- Exhibit B: Map of Proposed Acquisition

Notice of Offer of Surplus Property for Sale

To all California public districts, public authorities, public agencies, public corporations, nonprofit charitable corporations existing on December 31, 1979, and organized pursuant to Part 3 (commencing with Section 10200) of Division 2 of Title 1 of the Corporations Code then in effect or organized on or after January 1, 1980 as a public benefit corporation under Part 2 (commencing with Section 5110) of Division 2 of Title 1 of the Corporations Code (Pursuant to Education Code section 17464).

PUBLIC NOTICE IS HEREBY GIVEN, pursuant to the California Education Code that the Board of Trustees of the Redwoods Community College District offers for sale to interested and eligible public agencies, public corporations, nonprofit charitable corporations existing on December 31, 1979, and organized pursuant to Part 3 (commencing with Section 10200) of Division 2 of Title 1 of the Corporations Code then in effect or organized on or after January 1, 1980 as a public benefit corporation under Part 2 (commencing with Section 5110) of Division 2 of Title 1 of the Corporations Code of the following:

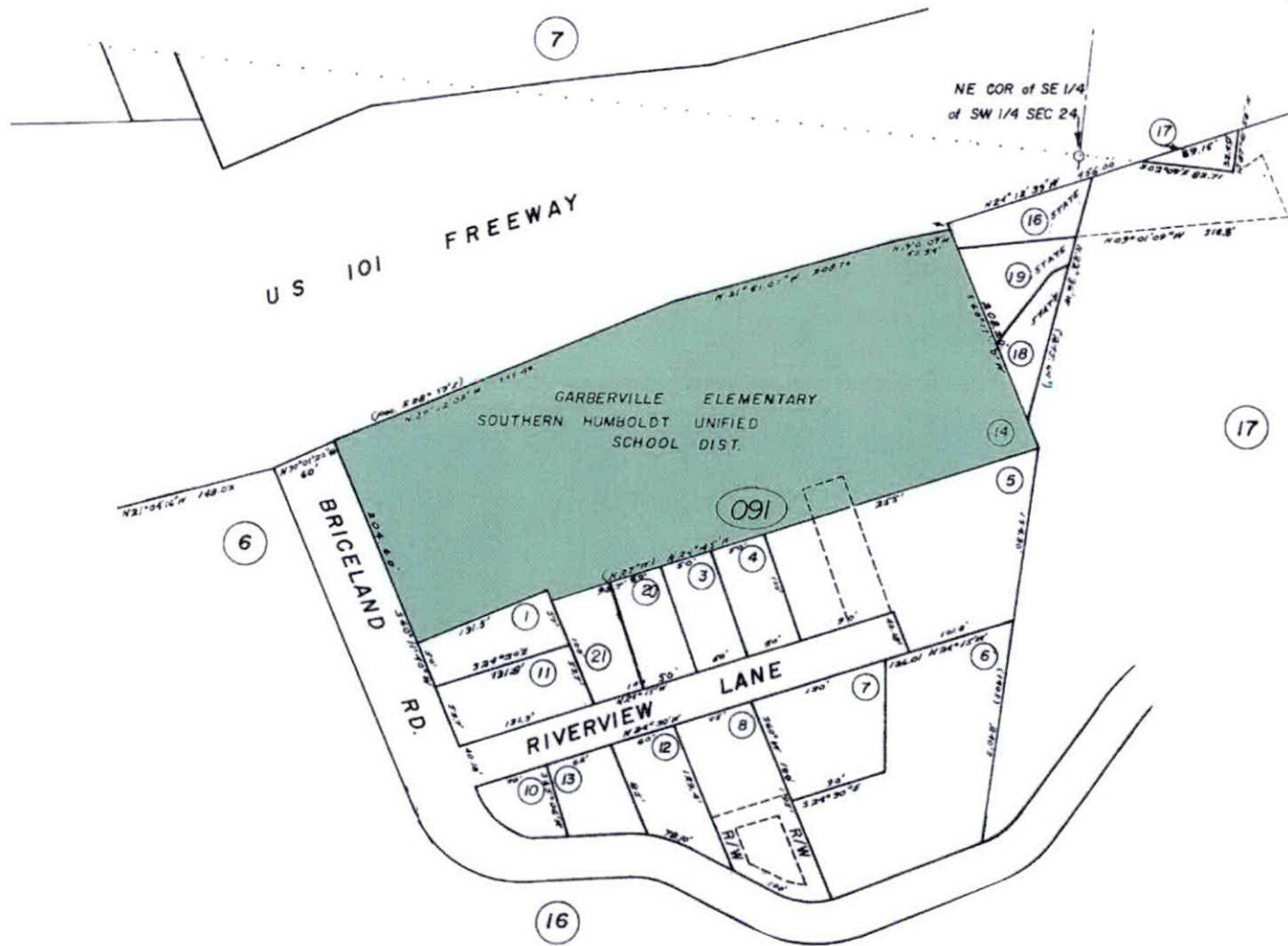
The Board of Trustees of the Redwoods Community College District ("District") hereby offers for sale the real property located at 286 Sprowl Creek Road, Garberville, CA 95542, Assessor's Parcel Number 032-091-014, and consisting of land area of approximately 3.1 acres, together with improvements thereon including approximately 9,311 square feet of buildings ("The Property").

The Property is offered at its fair market value.

Each eligible entity desiring to purchase the Property shall notify the District of its intent to buy the property within sixty (60) days of the latest publication of this Notice.

GARBERVILLE

32-09



Assessor's Maps Bk. 32-Pg.09
County of Humboldt, Calif.

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