



# COUNTY OF HUMBOLDT

For the meeting of: 2/25/2020

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File #: 20-153

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**To:** Board of Supervisors

**From:** Public Works

**Agenda Section:** Public Hearing

**SUBJECT:**

Sale of County Surplus Real Property, APN 015-111-008, 2769 Lucas Street, Eureka

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Open the Public Hearing in order to accept proposals for the sale of real property located at 2769 Lucas Street, Eureka, APN 015-111-008;
2. Open, examine, and consider all sealed proposals for the purchase of the property pursuant to Government Code section 25530;
3. Call for oral bid proposals for the purchase of the property pursuant to Government Code section 25531;
4. Accept the highest responsible proposal that meets the criteria as set forth in Resolution 20-09 adopted by the Board on January 28, 2020, pursuant to Government Code section 25533;
5. Approve and authorize Public Works Director to sign the Real Property Purchase Agreement; and
6. Direct staff to finalize the Resolution of Acceptance and adjourn the meeting for one (1) week to March 3, 2020, for adoption of the Resolution.

**SOURCE OF FUNDING:**

General Fund (1100)

**DISCUSSION:**

Parcel number 015-111-008, located at 2769 Lucas Street, Eureka, was purchased by the county on Apr. 11, 1916. The attached map shows the location of the subject property (Exhibit A - Site Map). The property was never developed.

On June 27, 1985, the Board of Supervisors declared the county's property on Lucas Street as surplus and directed the item come back to your Board to discuss on a future date to determine whether the property should be sold as is or be developed and then sold (Exhibit B - Board Approval of Surplus).

A Resolution of Intention to Sell the Real Property was adopted on Jan. 28, 2020, Resolution 20-09,

resulting in staff publishing said Resolution pursuant to Government Code §6063 (Exhibit C - Resolution of Intention to Sell Real Property).

Staff is requesting that your Board open the public hearing, 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 offering to purchase the real property upon the terms and conditions specified in the Resolution of Intention to Sell Real Property for a price exceeding 5% of the highest written proposal, then the oral bid will be the highest proposal.

Staff is requesting your Board accept the highest responsible proposal that meets the criteria as set forth in Resolution 20-09 adopted by your Board on Jan. 28, 2020, pursuant to Government Code §25533. If your Board accepts a written or oral proposal, staff recommends adjourning the meeting for at least one (1) week to finalize a Resolution of Acceptance and address the escrow details. Attached is a draft of the Resolution of Acceptance (Exhibit D - Draft Resolution of Acceptance).

Staff is requesting your Board approve and authorize the Director of Public Works to sign the Real Property Purchase Agreement (Attachment No. 6 - Real Property Purchase Agreement). The purpose of the agreement is to make clear that the purchase is pursuant to Resolution No. 20-09 and the Resolution of Acceptance.

FINANCIAL IMPACT:

Costs for selling the property will total approximately \$14,000. These costs consist of an Appraisal, Preliminary Title Report, Publishing of Notice of Intent to Sell Real Property, unauthorize camp site clean-up fees, Escrow fees, and county costs. These costs were appropriated from the General Fund (1100) and will be refunded from the proceeds of the sale of the parcel. There are sufficient appropriations in Reserve for Contingencies for this request.

The remaining proceeds of the sale will be distributed in a trust account for affordable housing, as stated in the Board Action Summary of Jan.23, 2018 (Exhibit E - 2018-01-23, I2 Action Summary).

This item supports your Board's strategic framework of managing our resources to ensure sustainability of services and providing for and maintaining infrastructure.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could determine that the property should be returned to inventory after receiving a bid that meets the criteria as set forth in Resolution No. 20-09. This is not recommended as the property has remained undeveloped without county use and is a liability with ongoing unauthorized camp sites and waste. Selling the property will create funds that will benefit a trust fund for affordable housing.

ATTACHMENTS:

Exhibit A - Site Map

Exhibit B - Board Approval of Surplus

Exhibit C - Resolution of Intention

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Exhibit D - Draft Resolution of Acceptance  
Exhibit E - 2018-01-23, I2 Action Summary  
Attachment No. 6 - Real Property Purchase Agreement

PREVIOUS ACTION/REFERRAL:

Board Order No.: 42, I-2, C-19  
Meeting of: 6/25/85, 1/23/18, 1/28/20  
File No.: 19-1496