

COUNTY OF HUMBOLDT

For the meeting of: 9/25/2018



File #: 18-1114

J-1

To: Board of Supervisors

From: Public Works

SUBJECT:

Disposal of County Surplus Real Property at Property Located at 2956 D Street, Eureka, APN 010-183-007

RECOMMENDATION(S):

That the Board of Supervisors open the Public Hearing in order to accept proposals for sale of real property at 2956 D Street, Eureka, APN 010-183-007; open, examine, and consider all sealed proposals for the sale of real property at 2956 D Street, Eureka, APN 010-183-007, pursuant to Government Code §25530; call for oral bid proposals for the sale of real property at 2956 D Street, Eureka, APN 010-183-007, pursuant to Government Code §25531; accept the highest responsible proposal that meets the criteria as set forth in Resolution Number 18-84, adopted by the Board on August 21, 2018, pursuant to Government Code §25533; direct staff to finalize the resolution of acceptance and adjourn the meeting for one week to October 2, 2018, for adoption of the resolution.

SOURCE OF FUNDING:

General Fund

DISCUSSION:

Parcel Number 010-183-007, located at 2956 D Street in Eureka, was purchased by the county in February of 1991. The property was declared surplus by your Board on May 9, 2017. Resolution Number 18-84, Intention to Sell the surplus real property was adopted on August 21, 2018, and staff published said resolution pursuant to Government Code §6063 (Attachment 1).

Staff is requesting that your Board 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 that offers to purchase said real property upon the terms and conditions specified in the Resolution of Intent to Sale for a price exceeding 5 percent of the highest written proposal, then the oral bid will be considered the highest proposal.

Staff is requesting the Board accept the highest responsible proposal that meets the criteria as set forth in Resolution Number 18-84 adopted by the Board on August 21, 2018, pursuant to Government Code §25533. If the Board accepts a written or oral proposal, staff recommends adjourning the meeting for at least one week to finalize a resolution of acceptance and address the escrow details. Attachment 2 is a draft of the Resolution of Acceptance.

FINANCIAL IMPACT:

Cost for county staff, asbestos testing, and American with Disabilities Act (ADA) barrier removal required for the development of the surplus real property disposal are approximately Eight Thousand One Hundred Eighty Five Dollars (\$8,185) through June 30, 2018. Additional expenses, including publication, in preparation for the disposal, amounts to approximately Nine Thousand Five Hundred Thirty Eight Dollars (\$9,538). These expenses will be reimbursed to 1100-162-705080 Building Maintenance following the successful award of the surplus bid and close of escrow. The balance of the proceeds from the sale of the surplus real property shall be distributed to 1100-888-705080.

This item conforms to the Board of Supervisors' Core Role of providing for and maintaining infrastructure and streamlining the inventory of county properties through repurposing or sale.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

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Your Board could determine that the property should be returned to inventory after opening sealed bids and calling for oral bids. 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:

1. Copy of published Resolution of Intention to Sell surplus Property
2. Draft Resolution of Acceptance

PREVIOUS ACTION/REFERRAL:

Board Order No.: C12, C-27

Meeting of: 5/09/2017, 8/21/2018

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting on September 25, 2018

RESOLUTION NO. _____

RESOLUTION ACCEPTING PROPOSAL FOR PURCHASE OF REAL PROPERTY, APN 010-183-007, 2956 D STREET, EUREKA

WHEREAS, this Board has heretofore called for proposals for the purchase of the following described real property in Exhibit A, Assessor Parcel Number (APN) 010-183-007 and identified as 2956 D Street, Eureka, California and has given notice of its intent to sell said real property as required by law; and

WHEREAS, this Board has accepted proposals for the purchase of said real property upon the terms and conditions set forth in its resolution declaring its intent to sell such property; and

WHEREAS, the proposal of _____, in the amount of _____ is the highest responsible proposal received by the Board for the purchase of said real property.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The proposal of _____, in the amount of _____ Dollars is hereby accepted, subject to the terms and conditions contained in Resolution No. _____, heretofore adopted by this Board, for the purchase of the real property, which is located in the City of Eureka, County of Humboldt, State of California, and more particularly described in Exhibit A attached hereto and incorporated hereby reference.

2. The Chairperson of this Board is authorized and directed to execute and deliver a grant deed conveying the real property described above to _____, upon compliance by the grantee with all of the terms and conditions of said Resolution No. _____.

3. The Public Works Director is authorized to sign any escrow documents required to close escrow.

RYAN SUNBERG
CHAIR, BOARD OF SUPERVISORS
COUNTY OF HUMBOLDT

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceeding, Meeting on _____

RESOLUTION NO. _____

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Adopted on _____, 2018 by at least a two-thirds vote of the Board of Supervisors by the following vote, to wit:

Adopted on motion by Supervisor _____,

seconded by Supervisor _____,

AYES:

NOES:

ABSENT:

ABSTAIN:

STATE OF CALIFORNIA)
)
County of Humboldt)

I, _____, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my Office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors

Clerk of the Board of Supervisors of the County of Humboldt, State of California

By: _____

EXHIBIT A

PROPERTY DESCRIPTION

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting of August 21, 2018

RESOLUTION NO. 18-84

RESOLUTION DECLARING INTENTION TO SELL REAL PROPERTY AND SPECIFYING TIME, PLACE, TERMS AND CONDITIONS OF SALE, EUREKA AREA, APN 010-183-007, 2956 D STREET, EUREKA

WHEREAS, the hereinafter described real property in Exhibit A, Assessor Parcel Number (APN) 010-183-007 and identified as 2956 D Street, Eureka, California, is owned by the County of Humboldt; and

WHEREAS, on May 9, 2017, the Board of Supervisors of the County of Humboldt declared said property is surplus real property; and

WHEREAS, the Board of Supervisors of the County of Humboldt deems it advisable to sell said property.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the Board of Supervisors of the County of Humboldt, pursuant to the provisions of Section 25520 et seq. of the Government Code of the State of California, intends to sell all of the title and interest of the County of Humboldt in and to the real property described in Exhibit A, attached hereto and made a part hereof by this reference, which is located in the City of Eureka, County of Humboldt, State of California.
2. An open house will be held at 2956 D Street on September 11, 2018, at 11:00 a.m.
3. That sealed proposals for the purchase of said real property, as is, will be received and considered in a public meeting of the Board of Supervisors for the County of Humboldt at its regular place of meeting, the Supervisor's Chamber, Humboldt County Courthouse, Eureka, California, on the 25th day of September, 2018 at 9:00 a.m., which date is not less than fifteen (15) days from the date of this resolution. At said time and place, all sealed proposals shall be opened, examined, and declared by said Board. Before accepting any written proposal, said Board shall call for oral bids on said real property; and, if upon calling for oral bids, any responsible person offers to purchase said real property upon the terms and conditions specified in the within resolution for a price exceeding by at least five percent (5%) of the highest written proposal for said real property which is made by a responsible person, then the oral bid which is the highest shall be finally accepted.
4. That the minimum price for which said real property will be sold is the sum of One Hundred Thirty-five Thousand Dollars (\$135,000.00).
5. That the terms of the sale of said real property shall be ten percent (10%) cash at the time of the acceptance of the bid of the successful bidder. The balance, payable in cash, is due within forty-five (45) days of acceptance, at which time a grant deed will be delivered to said property. Said ten percent (10%) payment shall be for the purpose of securing the completion of the transaction by the successful bidder and is non-refundable.

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting of August 21, 2018

RESOLUTION NO. 18-84

6. That the successful bidder will be responsible for the cost of the title Insurance policy, state transfer tax, if applicable, and the escrow fees;

7. That said Board of Supervisors reserves the right to reject any or all bids.

8. That the County of Humboldt makes no warranties express or implied concerning the condition, future use or the right to build on said property. Said real property is being sold in an "As-Is" condition. A limited asbestos and paint screening survey of the property was conducted and minor abatement service was conducted in response to the screening survey. The survey and documentation of the abatement service is on file with Department of Public Works and any interested potential bidders may view the file by contacting Real Property staff of the Department of Public Works, 1106 Second Street, Eureka, CA during county business hours, or by calling 707-268-2667.

9 That the successful bidder is advised to have all professional inspections that they deem advisable, at their own expense, prior to submission of bid in regards to any current or future uses that may exist or be planned for the subject property. Access to said property or additional information may be arranged by contacting Real Property staff of the Department of Public Works, 1106 Second Street, Eureka, CA during county business hours, or by calling 707-268-2667.

10. That notice of the adoption of this resolution and of the time and place of holding the meeting at which said proposal will be received shall be given by posting said copies of this resolution, signed by the Chair of the Board of Supervisors, in the following three (3) public places in said County not less than fifteen (15) days before the date of said meeting:

One at the Humboldt County Department of Public Works,
1106 Second Street, Eureka, CA

One at the Clerk of the Board of Supervisors of Humboldt County,
825 Fifth Street, Eureka, CA

One at the Humboldt County Department of Planning and Building,
3015 H Street, Eureka

And by publication of this resolution, signed as aforesaid, pursuant to Section 6063 of the Government Code in the Times Standard, which said newspaper is printed and published in the County of Humboldt

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting of August 21, 2018

RESOLUTION NO. 18-84

Dated: August 21, 2018



Ryan Sundberg, Chair
Humboldt County Board of Supervisors

Adopted on motion by Supervisor Bass, seconded by Supervisor Wilson, and the following vote:

AYES: Supervisors Bohn, Fennell, Bass, Wilson, Sundberg
NAYS: Supervisors --
ABSENT: Supervisors --
ABSTAIN: Supervisors --

STATE OF CALIFORNIA)
County of Humboldt)

I, KATHY HAYES, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be an original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California.


IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

The within instrument is a full, true and correct copy of the original on file in this office.

ATTEST:

KATHY HAYES
Clerk of the Board of Supervisors
of the County of Humboldt,
State of California

By 
Ryan Sharp, Deputy



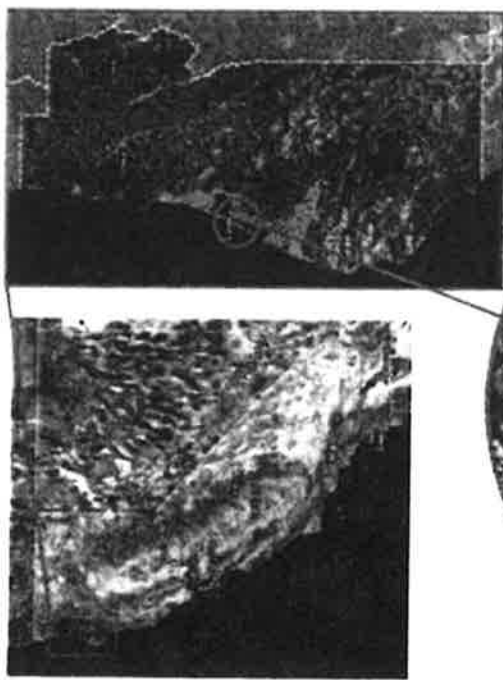
By Ryan Sharp
Deputy Clerk of the Board of Supervisors of the
County of Humboldt, State of California

EXHIBIT A

PROPERTY DESCRIPTION

2956 D STREET, EUREKA, CA
ASSESSOR'S PARCEL NUMBER 010-183-007

EXHIBIT A-1 LOCATION



CITY OF EUREKA

10--18



2956 D STREET, EUREKA, CA
ASSESSOR'S PARCEL NUMBER 010-183-007

EXHIBIT B- DESCRIPTION

Parcel number 010-183-007, located at 2956 D Street in Eureka, was purchased by the county in February of 1991. 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. On May 9, 2017 the Humboldt County Board of Supervisors declared the property to be surplus.

The improvements on the property are in poor condition and 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, flooring, kitchen and bathrooms that have sustained water damage.

Legal Description:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EUREKA, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

The East half of Lots 6 and 7 of the Summit Tract, according to the map thereof on file in the Office of the County Recorder of said county in Book 8 of Maps, page 33
