



COUNTY OF HUMBOLDT

For the meeting of: 2/5/2019

File #: 19-65

To: Board of Supervisors

From: County Administrative Office

Agenda Section: Consent

SUBJECT:

Appraisal Services for Real Property Located at 803 4th Street in Eureka and Transfer from General Fund Contingencies (4/5 Vote Required)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Direct the County Administrative Office to obtain an appraisal for 803 4th Street, Eureka, 95501, Assessor Parcel No. 001-134-006; and
2. Approve a transfer from General Fund Contingencies in the amount of \$2,500 (Attachment I) to fund the appraisal of 803 4th Street (4/5 vote required).

SOURCE OF FUNDING:

General Fund - Reserve for Contingencies (1100-990)

DISCUSSION:

On Aug. 25, 2015, your Board adopted Resolution No. 15-89 authorizing the Humboldt County Sheriff to execute documents necessary to submit a grant application and proposal, as allowed in SB 863, to the Board of State and Community Corrections ("BSCC") for the purpose of building and operating an adult criminal justice facility in Humboldt County. A Notice of Award was received from BSCC on Dec. 17, 2015. The new Humboldt County Community Corrections Re-Entry Resource Center ("HCCRRC") will be built next to the Humboldt County Correctional Facility with a linkage between the two facilities. On Jan. 13, 2017, your Board approved the Professional Services Agreement with Nichols, Melburg & Rossetto Architects (NMR). Project Plans developed by NMR were developed to maximize program and buildable space currently available on the gravel lot adjacent to the Humboldt County Correctional Facility. This lot is currently being used for parking, and accommodates approximately 40 parking stalls. The original project plans developed by NMR included sublevel parking to help offset the loss of above-ground parking. However, due to budget constraints the sublevel parking has been eliminated from the project design, creating a need for parking near the courthouse.

The lot at 803 4th Street in Eureka, is located directly across the street from the Humboldt County

Courthouse. The lot currently houses a gas station and auto mechanic service station, and is owned by Courthouse Union, Inc. c/o Russell McNamara. The current lot size is .30 acres and can provide for approximately 30 - 35 parking stalls. This lot affords the county the opportunity to negotiate terms of purchase with the overall goal of acquiring a location to provide much needed parking for members of the public and parking for county staff.

Staff requests Board authorization to procure appraisal services and obtain an appraisal to determine current fair market value for 803 4th Street in Eureka.

FINANCIAL IMPACT:

Appraisal services are anticipated to be in the amount of \$2,500. Cost of the appraisal will be appropriated from Reserve for Contingencies (1100-990). The current balance in Reserve for Contingencies is \$8,084,018. There are sufficient funds for this request.

The Debt Advisory Committee will propose the preferred funding mechanism to fund the possible acquisition, design services and construction improvements of 803 4th Street in Eureka upon Board authorization. Should a purchases 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:

N/A

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could choose to not authorize the County Administrative Office to obtain appraisal services for the property mentioned above. This, however, is not recommended as locating another available property in close proximity to the Humboldt County Courthouse is unlikely.

ATTACHMENTS:

Appropriation Transfer

PREVIOUS ACTION/REFERRAL:

Board Order No.: C-13, C-24

Meeting of: 8/25/15, 1/3/17

File No.: N/A