



COUNTY OF HUMBOLDT

For the meeting of: 4/14/2026

File #: 26-269

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Authorization to Negotiate Terms for the Purchase of Real Property Located at 3300 Broadway Street, Eureka, California, Assessor Parcel Number 007-130-014

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve and authorize the Public Works Director, and designees thereof, to negotiate the terms for the purchase of real property located at 3300 Broadway Street, Eureka, California Assessor Parcel Number 007-130-014 with Bayshore Mall Partners, LP and any duly authorized agents thereof; and
2. Direct the Clerk of the Board to provide the Real Property Division of the Department of Public Works with one (1) fully certified copy of the Board order related to this item.

STRATEGIC PLAN:

This action supports the following areas of your Board's Strategic Plan.

Area of Focus: Workforce & Operational Excellence

Strategic Plan Category: 3002 - Invest in county facilities

DISCUSSION:

The subject property, located at 3300 Broadway Street in Eureka, California, was originally developed in 1987 as a Sears department store. The site encompasses approximately two (2) acres and includes over 400 hundred parking stalls. The building is connected to the Bayshore Mall and provides over 87,000 square feet of usable interior space.

The site and existing structure satisfy many of the programmatic requirements of the proposed One Stop Permitting Center that has been identified as the top priority of the 2020 Facilities Master Plan. In addition, the property supports the inclusion of a Motor Pool and provides valuable swing space for county programs.

Accordingly, staff recommend that the Board authorize the Public Works Director, and designees thereof, to negotiate terms and conditions for the purchase of the real property located at 3300 Broadway Street, Eureka, California with Bay Shore Mall Partners, LP and any duly authorized agents thereof. The terms will consist of an offer price, conditions of sale, an escrow period, and be written into a Conditional Offer to Purchase Letter.

SOURCE OF FUNDING:

Amended 2020 Finance Plan

FINANCIAL IMPACT:

Narrative Explanation of Financial Impact:

The total cost of the real property located at 3300 Broadway Street, Eureka, California, Assessor Parcel Number 007-130-014, is unknown at this time. Finance Plan funding is available to fund the acquisition. To occupy the facility, significant building improvements would be necessary, but those are beyond the scope of this agenda item and would be identified further in the acquisition process.

STAFFING IMPACT:

Narrative Explanation of Staffing Impact:

Staffing impacts related to the acquisition of the real property located at 3300 Broadway Street, Eureka, California, Assessor Parcel Number 007-130-014. are unknown at this time and are dependent on the scope of the proposed improvements and entitlement and project delivery processes related to them. This impact will need to be considered against the additional initiatives and projects being managed by staff.

OTHER AGENCY INVOLVEMENT:

City of Eureka

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to authorize the Public Works Director, and designees thereof, to negotiate the terms and conditions for the purchase of the real property located at 3300 Broadway Street, Eureka, California, Assessor Parcel Number 007-130-014. However, this is not recommended as acquisition of the property would be logistically beneficial for the county and is consistent with the objectives identified in the 2020 Facilities Master Plan.

ATTACHMENTS:

1. Preliminary Title Report 3300 Broadway Street, Eureka California Assessor Parcel Number 007-130-014

PREVIOUS ACTION/REFERRAL:

Meeting of: None

File No.: None