



COUNTY OF HUMBOLDT

For the meeting of: 9/9/2025

File #: 25-998

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: 4/5th

SUBJECT:

Notice of Intention to Purchase Real Property Located at 4325 Broadway Street, Eureka, California and Supplemental Budget in the Amount of Five Million Seven Hundred Fifty Thousand Dollars (\$5,750,000.00) for Public Works Capital Projects Budget Unit 3562-170 for Fiscal Year 2025-26 (4/5 Vote Required)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve, and authorize the Chair of the Board to execute, the attached Notice of Intention to Purchase Real Property located at 4325 Broadway Street, Eureka, California in accordance with California Government Code Section 25350; and
2. Direct the Clerk of the Board to publish the attached Notice of Intention to Purchase Real Property located at 4325 Broadway Street, Eureka, California once a week for three (3) successive weeks in accordance with California Government Code Section 6063; and
3. Approve the attached supplemental budget request for Public Works' Capital Projects budget unit 3562-170 and establish a fixed asset line in fiscal year 2025-26 in the amount of Five Million Seven Hundred Fifty Thousand Dollars (\$5,750,000.00) (4/5 Vote Required).

STRATEGIC PLAN:

The recommended actions support the following areas of the Board of Supervisors' Strategic Plan:

Area of Focus: Safe & Healthy Communities

Strategic Plan Category: 1009 - Expand county infrastructure resilience

DISCUSSION:

On March 11, 2025, the Humboldt County Board of Supervisors authorized the Humboldt County Public Works Director, and designees thereof, to negotiate terms for the purchase of real property located at 4325 Broadway Street, Eureka with John McNellis and any duly authorized agents thereof. The subject property has been identified as a suitable site for the proposed One Stop Permitting Center, a key initiative outlined in the county's 2020 Facilities Master Plan and prioritized to improve public access to permitting services.

Accordingly, staff recommends that the Board approve, and authorize the Chair of the Board to execute the attached Notice of Intention to Purchase Real Property located at 4325 Broadway Street, Eureka, California, as required by California Government Code Section 25350, direct the Clerk of the Board to publish the attached Notice of Intention to Purchase Real Property located at 4325 Broadway Street, Eureka, California as required by California Government Code Section 6063 and approve the supplemental budget request for Public Works' Capital Projects budget unit 3562-170 and establish a fixed asset line in fiscal year 2025-2026 in the amount of Five Million Seven Hundred Fifty Thousand Dollars (\$5,750,000.00).

SOURCE OF FUNDING:

2020 Finance Plan

FINANCIAL IMPACT:

Beyond a modest publication fee, there is no financial impact to issue the attached Notice of Intention. The estimated cost to acquire the real property located at 4325 Broadway Street, Eureka, California, is Five Million Seven Hundred Fifty Thousand Dollars (\$5,750,000.00). This amount includes the purchase price of Five Million Seven Hundred Thousand Dollars (\$5,700,000.00) with an additional Fifty Thousand Dollars (\$50,000.00) which includes costs associated with the City of Eureka's General Conformance Review and estimated future escrow/closing costs.

The Humboldt County Administrative Office has approved use of 2020 Finance Plan funds in the amount of Five Million Seven Hundred Fifty Thousand Dollars (\$5,750,000.00) for the purchase of the real property located at 4325 Broadway Street, Eureka, California.

STAFFING IMPACT:

The recommended actions will not impact current staffing levels.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to approve the attached Notice of Intent to Purchase Real Property located at 4325 Broadway Street, Eureka, California. However, this alternative is not recommended as it does not support the goals outlined in the County of Humboldt 2020 Facilities Master Plan.

ATTACHMENTS:

1. Notice of Intention to Purchase Real Property at 4325 Broadway Street, Eureka, California
2. Appraisal of 4325 Broadway Street, Eureka, California
3. Preliminary Title Report for 4325 Broadway Street, Eureka, California
4. Supplemental Budget

PREVIOUS ACTION/REFERRAL:

Meeting of: 3/11/25, 8/12/25

File No.: 25-248, 25-928