



COUNTY OF HUMBOLDT


AGENDA ITEM NO.

C27

For the meeting of: August 21, 2018

Date: July 12, 2018

To: Board of Supervisors

From:  Thomas K. Mattson, Public Works Director

Subject: Resolution of Intent to Sell Real Property, APN 010-183-007, 2956 D Street, Eureka

RECOMMENDATION(S): That the Board of Supervisors (4/5 votes required):

1. Adopt Resolution No. 18-84, which sets the minimum bid at \$135,000.00 and sets a public meeting date on September 25, 2018 at 9:00 a.m. to receive sealed and oral proposals for purchase of real property pursuant to Government Code §25526.
2. Direct Public Works to publish the resolution once a week for three (3) successive weeks pursuant to Government Code §6063.
3. Direct Public Works to post said resolution in accordance with Government Code §25528.
4. Direct Public Works to prepare a Resolution of Acceptance.
5. Direct the Clerk of the Board to return one executed Resolution to Real Property.

SOURCE OF FUNDING: This property was purchased with General Funds.

Prepared by Tom deAge

CAO Approval 

REVIEW:

Auditor 

County Counsel 

Human Resources

Other

TYPE OF ITEM:

☒ Consent
☐ Departmental
☐ Public Hearing
☐ Other

PREVIOUS ACTION/REFERRAL:

Board Order No. C-12

Meeting of: May 9, 2017

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor Bass Seconded by Supervisor Wilson

Ayes Bass, Fennell, Sundberg, Bohn, Wilson
Nays
Abstain
Absent

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: 8/21/18

By: 

Kathy Hayes, Clerk of the Board

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, and staff obtained an appraisal and title report in preparation for disposal of the surplus property pursuant to Government Code §25520.

The improvements on the property are in poor condition and have a great deal of deferred maintenance. The house was constructed approximately sixty-six (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 that have sustained water damage, flooring, kitchen and bathrooms. Staff has obtained a limited asbestos and paint screening survey of the improvements to provide interested bidders with an overview of potentially hazardous building materials that may be present. (Attachment 2) As a result of the survey, staff contracted for the removal and disposal of damaged asbestos flooring that was not in a contained state. (Attachment 3) Other identified lead containing paint or finishes and asbestos containing materials remain on the property in a contained state. Potential bidders are advised to review the survey for further information.

On November 30, 2017, Real Property conferred with the Environmental Health Division of Humboldt County Department of Health and Human Services for any record of violations or complaints pertaining to the surplus real property; none were on file. It is staff's recommendation that the parcel be sold "as is" condition with no warranties expressed or implied by the county.

Staff also recommends that an "open house" be held on September 11, 2018, to allow potential bidders to view the property.

Staff has requested approval from the City of Eureka Planning Department that the sale of the property conforms with the General Plan. No comments were received from the City of Eureka staff. (Attachment 4) Real Property staff have notified other public agencies of the County's interest in selling the surplus real property. Pursuant to Government Code §54222, notifications were sent to the following local public entities: City of Eureka, Housing Authority County of Humboldt, Yurok Indian Housing Authority, Hoopa Valley Indian Housing Authority, Redwood Community Action Agency, Housing Humboldt, Rural Communities Housing Development Communities. Notice of the surplus sale was also sent to the College of the Redwoods (CR) for potential use in their educational courses under the Construction Technology program.

CR staff investigated the real property for use in their courses but declined to make any offers. On November 14, 2017, staff from the Hoopa Valley Housing Authority (HVHA) expressed interest in purchasing the property for redevelopment and use in their low-income housing program. At that time, staff entered into the minimum ninety (90) day negotiation period with HVHA pursuant to Government Code §54223. Several phone calls were made between HVHA and Real Property staff, however no formal offer was made by HVHA. On January 25, 2018, the negotiation period pursuant to Governmental Code §54223 ended and Real Property staff continued with preparation of the surplus real property disposal pursuant to Government Code §54222.

Real Property requested review of the surplus real property disposal under California Environmental Quality Act guidelines. Under Government Code §15312, categorical exemption was determined and a Notice of Exemption was published on October 24, 2017. (Attachment 5).

Staff is requesting that your Board authorize publication and posting of a Resolution of Intention to sell the real property. After publishing and posting the resolution, staff will again return to your Board on

September 25, 2018 to open any sealed bids received pursuant to Government Code §25530. Before accepting any written proposals, the Board shall call for oral bids pursuant to Government Code §25531. The Board will be asked to accept or reject a written or oral proposal 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.

FINANCIAL IMPACT: Minimum suggested bid is \$135,000 based on the appraisal of the lands, with all proceeds going to the General Fund except Escrow fees and Public Works staff labor costs. Those costs are currently Six Thousand Twenty Seven Dollars (\$6,027) to date. Additional costs estimated at Three Thousand Eight Hundred Dollars (\$3,800).

This item conforms with the Board of Supervisors' Core Role of providing for and maintaining infrastructure.

OTHER AGENCY INVOLVEMENT: City of Eureka

ALTERNATIVES TO STAFF RECOMMENDATIONS: Your Board could determine that the property should be returned to inventory, but 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. Resolution of Intention to Sell surplus property
2. Limited Asbestos and Paint Screening Survey
3. February 14, 2018 Memo regarding Abatement Services
4. October 24, 2017 Letter requesting General Plan Conformance Review
5. Notice of Exemption
6. 5/09/17 C-12 Board Agenda Item