



COUNTY OF HUMBOLDT

Legislation Details (With Text)

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Title: Resolution of Acceptance of Proposal for Purchase, 2956 D Street, Eureka, APN 010-183-007

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Resolution 18-84, 3. Resolution 18-101.pdf, 4. Exhibit A.pdf, 5. Grant Deed.pdf, 6. 2018-09-25 Accepted Proposal

Date	Ver.	Action By	Action	Result
10/2/2018	1	Board of Supervisors	approved	Pass

To: Board of Supervisors

From: Public Works

SUBJECT:

Resolution of Acceptance of Proposal for Purchase, 2956 D Street, Eureka, APN 010-183-007

RECOMMENDATION(S):

That the Board of Supervisors adopt Resolution No. _____, accepting the proposal for purchase of real property; authorize and direct the Chair of the Board to execute and deliver a Grant Deed (Attachment 3) conveying the real property to Alvin D. Smither and Michelle A. Smither, husband and wife as community property; authorize the Director of Public Works to sign all escrow documents, excluding the Grant Deed; and authorize Public Works to open escrow with any local escrow company to be chosen by the proposer.

SOURCE OF FUNDING:

General Fund

DISCUSSION:

Assessor 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. A resolution of Intention to Sell the surplus real property was adopted on August 21, 2018 and staff published said Resolution pursuant to Government Code §6063. Pursuant to Government Code §§25530 to 25531, all proposals received were opened on September 25, 2018, and oral proposals were called for by the Board. The Board accepted the sole proposal as submitted by Trueman E. Vroman, an unmarried man, for One Hundred Forty One Thousand, One Hundred Twenty Nine Dollars and Nineteen Cents (\$141, 129.19). Mr. Vroman’s proposal was accepted based upon his proposal meeting or exceeding the asking price of One Hundred Thirty-Five Thousand Dollars (\$135,000). A copy of the proposal is attached.

Public Works staff requests that your Board adopt the attached Resolution of Acceptance and authorize Public Works to accept the 10 percent deposit from the proposer, open escrow and sign all necessary escrow documents with the exclusion of the grant deed. Upon remainder of the purchase monies deposited into escrow, staff is requesting authorization for the Chair of the Board to execute the grant deed to finalize the sale. Attachment 3 is a draft of the grant deed.

FINANCIAL IMPACT:

Costs for county staff, asbestos testing, American with Disabilities Act (ADA) barrier removal and publication amounting to approximately Seventeen Thousand Seven Hundred and Twenty Three Dollars (\$17,723) and will be reimbursed to 1100-162-705080

Building Maintenance at close of escrow. The balance of the proceeds from the sale of the surplus real property shall be distributed to 1100-888-705080 Building Maintenance.

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:

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. It has been determined by Public Works staff that the county has no further use of the property.

ATTACHMENTS:

- No.1 Copy of published Resolution of Intention to Sell Surplus Property
- No.2 Draft Resolution of Acceptance
- No.3 Draft of Grant Deed.

PREVIOUS ACTION/REFERRAL:

Board Order No.: C12, C27, J1

Meeting of: 5/09/2017, 8/21/2018, 9/25/18