



COUNTY OF HUMBOLDT

Legislation Details (With Text)

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Title: Authorization to Conduct Preliminary Investigations Regarding, and Negotiate the Terms and Conditions For, the Purchase of Real Property Located at 404 H Street in Eureka, California

Sponsors:

Indexes:

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Attachments: 1. Staff Report

Date	Ver.	Action By	Action	Result
8/9/2022	1	Board of Supervisors	approved	Pass

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Authorization to Conduct Preliminary Investigations Regarding, and Negotiate the Terms and Conditions For, the Purchase of Real Property Located at 404 H Street in Eureka, California

RECOMMENDATION(S):

That the Board of Supervisors:

1. Authorize the Public Works Director, and designees thereof, to obtain an appraisal and conduct preliminary investigations regarding the purchase of real property located at 404 H Street in Eureka, California; and
2. Authorize the Public Works Director, and designees thereof, to negotiate the terms and conditions for the purchase of real property located at 404 H Street in Eureka, California with the Elaine Foote Revocable Trust, and any duly authorized agents thereof.

SOURCE OF FUNDING:

Public Safety Realignment (3741-294)

DISCUSSION:

The Humboldt County Probation Department ("Probation") presently operates a Community Corrections Resource Center on the real property located at 404 H Street in Eureka, California pursuant to a lease agreement with the Elaine Foote Revocable Trust.

The real property located at 404 H Street in Eureka, California has strategic value due to its location and is presently for sale. Both Probation and the Executive Committee of the Humboldt County Community Corrections Partnership (“HCCCP”) have requested that the Humboldt County Department of Public Works (“Public Works”) conduct investigations regarding the purchase of the real property located at 404 H Street in Eureka, California. The initial allocation of funds for conducting preliminary investigations regarding the purchase of real property located at 404 H Street in Eureka, California was approved by the HCCCP on June 15, 2022.

Ownership of the real property located at 404 H Street in Eureka, California is in line with the 2020 Facilities Master Plan adopted by your Board on Oct. 20, 2020. The potential to own a building that is currently being leased would be an investment in county facilities for the greatest public benefit.

Accordingly, staff recommends that the Board authorize the Public Works Director, and designees thereof, to obtain an appraisal and conduct preliminary investigations regarding the purchase of real property located at 404 H Street in Eureka, California. It is also recommended that the Board authorize the Public Works Director, and designees thereof, to negotiate the terms and conditions for the purchase of real property located at 404 H Street with the Elaine Foot Revocable Trust, and any duly authorized agents thereof, upon Probation’s review of the preliminary investigation results. These terms and conditions will consist of an offer price, conditions of sale and an escrow period, and be written into a Conditional Offer to Purchase Letter that will be brought to the Board for review in closed session at a later date.

FINANCIAL IMPACT:

The HCCCP has approved expenditure appropriations from the Public Safety Realignment Trust in the amount of \$20,000, for conducting preliminary investigations and negotiations regarding the purchase of real property located at 404 H Street in Eureka, California. Sufficient funds are budgeted in the fiscal year 2022-23 recommended budget for Public Safety Realignment (3741-294). The recommended actions will not impact the Humboldt County General Fund.

STRATEGIC FRAMEWORK:

The recommended actions support the Board of Supervisors’ Strategic Framework by providing for and maintaining infrastructure.

OTHER AGENCY INVOLVEMENT:

Humboldt County Community Corrections Partnership

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to authorize the Public Works Director, and designees thereof, to conduct preliminary investigations regarding, and negotiate the terms and conditions for, the purchase of real property Located at 404 H Street in Eureka, California. However, this alternative is not recommended as it will not allow Public Works to assess the feasibility of a potentially key property acquisition.

ATTACHMENTS:

None

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A

Meeting of: N/A

File No.: N/A