



COUNTY OF HUMBOLDT

For the meeting of: 9/26/2023

File #: 23-1077

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 803 4th Street, Eureka, California

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve and authorize Public Works Director, and designees thereof, to negotiate terms for the purchase of real property located at 803 4th Street in Eureka, California with Courthouse Union, Inc., and any duly authorized agents thereof.

SOURCE OF FUNDING:

2020 Finance Plan

DISCUSSION:

On Jan. 19, 2016, your Board approved the first stage in a comprehensive finance package to move the county in the direction of having a campus, where like functioning programs are grouped together for better public services.

The property located at 803 4th Street is located adjacent to the county's IT Building and directly across 4th Street from the Humboldt County Courthouse, two key county facilities. Properties in this area have a high strategic value for continued development, supporting the goals of the county's 2020 Facilities Master Plan and the county campus concept. Currently in use as an automobile service station, the site was formerly used as a gas station. Underground storage tanks supporting that former use have been removed and remediated. Preliminary investigations into the property support potential future development. The owner has decided to sell this property, and county staff would like to move forward with negotiating terms of a purchase agreement with the property owner's agent, Tina Christensen-Kable of Coldwell Banker Cutten Realty (California Department of Real Estate License #00476701).

Accordingly, staff recommends that the Board authorize the Public Works Director, and designees thereof, to negotiate terms for the purchase of said property with Courthouse Union, Inc. and any duly authorized agents thereof. These terms will consist of an offer price, conditions of sale, an escrow period, and be written into a Conditional Offer to Purchase Letter.

FINANCIAL IMPACT:

Narrative Explanation of Financial Impact:

The total cost is unknown at this time. An appraisal from Sept. 7, 2022 (Exhibit A), gave a value of \$750,000 for 803 4th Street, Eureka. The County Administrative Office has approved use of 2020 Finance Plan funds for the purchase of the property located at 803 4th Street, Eureka.

STAFFING IMPACT:

Narrative Explanation of Staffing Impact:

Staffing impact is unknown at this time.

STRATEGIC FRAMEWORK:

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

Core Roles: Provide for and maintain infrastructure

New Initiatives: N/A

Strategic Plan: 4.3 - Create campus-like county facilities with co-located services that are desirable to work and be in, in consultation with the cities

OTHER AGENCY INVOLVEMENT:

N/A

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board may decide against moving forward with negotiating the purchase of 803 4th St. Eureka. Staff advises the opportunity for the acquisition of this property is now and will unlikely be available for acquisition again in the foreseeable future.

ATTACHMENTS:

Exhibit A - 2022-9-15 Appraisal

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A

Meeting of: N/A

File No.: NA