



COUNTY OF HUMBOLDT

For the meeting of: 2/27/2024

File #: 24-208

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Notice of Intention to Purchase Real Property Located at 803 4th Street, Eureka, California

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve and authorize the Chair of the Board to execute the Notice of Intention to Purchase Real Property located at 803 4th Street, Eureka, California (Attachment 1) 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 803 4th Street, Eureka, California once a week for three (3) successive weeks in accordance with California Government Code Section 6063.

SOURCE OF FUNDING:

2020 Finance Plan

DISCUSSION:

On Sept. 26, 2023, 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 803 4th Street, Eureka with Courthouse Union Inc., and any duly authorized agents thereof. While a specific project has not been proposed for the property, the proposed acquisition of this property is in alignment with the goals of the 2020 Facilities Master Plan, which includes the creation of campus complexes.

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 803 4th Street, Eureka, California, as required by California Government Code Section 25350 and direct the Clerk of the Board to publish the attached Notice of Intention to Purchase Real Property located at 803 4th Street, Eureka, California as required by California Government Code Section 6063.

FINANCIAL IMPACT:

Narrative Explanation of Financial Impact:

Beyond a modest publication fee, there is no financial impact to issue the Notice of Intention. The estimated cost to acquire the real property located at 803 4th Street, Eureka, California is \$800,000. This amount includes the purchase price of \$775,000 with an additional \$25,000 that includes the cost of the appraisal, the phase 1 environmental site assessment, publication costs, and estimated future escrow/closing costs. Future demolition and development costs would be contingent on other factors beyond the scope of this agenda item. The Humboldt County Administrative Office has approved use of 2020 Finance Plan funds in the amount of \$800,000 for the purchase of the real property located at 803 4th Street, Eureka, California. A supplemental budget to transfer the funding will be addressed in a future agenda item, should the real property purchase proceed.

STAFFING IMPACT:

Narrative Explanation of Staffing Impact:

No impact to staff is expected.

STRATEGIC FRAMEWORK:

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

Core Roles: N/A

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:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to approve the attached real property purchase agreement and joint escrow instructions regarding the real property located at 803 4th Street, Eureka, California, or the Notice of Intent to Purchase Real Property located at 803 4th Street, Eureka, California. However, this is not recommended as it does not support the goals outlined in the county's 2020 Facilities Master Plan.

ATTACHMENTS:

1. Notice of Intention to Purchase Real Property located at 803 4th Street, Eureka
2. Appraisal of 803 4th Street
3. Preliminary Title Report for 803 4th Street

PREVIOUS ACTION/REFERRAL:

Board Order No.: D17

Meeting of: 09/26/2023

File No.: 23-1077