COUNTY OF HUMBOLDT

For the meeting of: 7/22/2025

File #: 25-802

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Notice of Intention to Purchase Real Property Located at 515 J Street, Eureka, California

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve and authorize the Chair of the Board to execute the attached Notice of Intention to Purchase Real Property located at 515 J Street, Eureka, California 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 515 J Street, Eureka, California once a week for three (3) successive weeks in accordance with California Government Code Section 6063.

STRATEGIC PLAN:

The recommended actions support the following areas of the Board of Supervisors' Strategic Plan:

Area of Focus: Safe & Healthy Communities
Strategic Plan Category: 1009 - Expand county infrastructure resilience

DISCUSSION:

On November 7, 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 515 J Street, Eureka, California with Jon Stone and Larry O. Doss, and any duly authorized agents thereof. Currently the Public Defender's Office of Conflict Counsel is located at 515 J Street, the County of Humboldt intends for Conflict Counsel to remain at this location for the foreseeable future. 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 515 J 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 515 J Street, Eureka, California as required by California Government Code Section 6063.

SOURCE OF FUNDING:

Amended 2020 Finance Plan

FINANCIAL IMPACT:
Beyond a modest publication fee, there is no financial impact to issue the attached Notice of Intention to Purchase Real Property located at 515 J Street, Eureka, California. The estimated cost to acquire the real property located at 515 J Street, Eureka, California is One Million Four Hundred Ninety-Six Thousand Dollars ($1,496,000.00). This amount does not include Americans with Disabilities Act ("ADA") modifications completed by the Humboldt County ADA Compliance Team in the amount of Two Hundred Fifty-One Thousand Six Hundred Sixty-Seven Dollars ($251,667.00). Upon the closure of escrow, the County of Humboldt will install an exterior lift estimated at Eighty-Thousand Dollars ($80,000.00) to complete ADA improvements at this location.

The Humboldt County Administrative Office has approved use Amended Finance Plan funds in the amount of One Million Four Hundred Ninety-Six Thousand Dollars ($1,496,000.00) for the purchase of the real property located at 515 J 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:
The recommended actions will not impact current staffing levels.

OTHER AGENCY INVOLVEMENT:
None

ALTERNATIVES TO STAFF RECOMMENDATIONS:
The Board may choose not to approve the attached Notice of Intent to Purchase Real Property located at 515 J Street, Eureka, California. However, this is not recommended as it does not support the goals outlined in the County of Humboldt's 2020 Facilities Master Plan.

ATTACHMENTS:
1. Notice of Intention to Purchase Real Property Located at 515 J Street, Eureka, California
2. Appraisal of the Real Property Located at 515 J Street, Eureka, California
3. Preliminary Title Report for the Real Property Located at 515 J Street, Eureka, California

PREVIOUS ACTION/REFERRAL:
Meeting of: 11/7/2023, 7/23/2024, 5/21/2024, 6/17/25
File No.: 23-1323, 24-1075, 24-748, 25-786