



COUNTY OF HUMBOLDT

For the meeting of: 4/28/2026

File #: 26-267

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 1101 4th Street, Eureka, California APNs 001-173-010, 001-173-007, 001-173-006

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve and authorize the Public Works Director, and designees thereof, to negotiate the terms for the purchase of real property located at 1101 4th Street, Eureka, California APNs 001-173-010, 001-173-007, 001-173-006 with Jee Lee, and any duly authorized agents thereof; and
2. Direct the Clerk of the Board to provide the Real Property Division of the Department of Public Works with one (1) fully certified copy of the Board order related to this item.

STRATEGIC PLAN:

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

Area of Focus: Workforce & Operational Excellence

Strategic Plan Category: 3002 - Invest in county facilities

DISCUSSION:

The real property is located at 1101 4th Street, Eureka, California and consists of approximately 0.33 acres across three (3) parcels within the City of Eureka. The site includes approximately twelve (12) on-site parking spaces and is developed with a single-story building that has approximately 3,700 square feet of usable interior space.

This property is situated in close proximity to county facilities, located one (1) block from the Humboldt County Public Defender's building and two (2) blocks from the Humboldt County Courthouse, both located on 4th Street. Properties in this area hold a significant strategic value for continued development and consolidation of county services. Acquisition and use of the property support the goals of the county's 2020 Facilities Master Plan, including the advancement of the county campus concept. The building is currently configured for commercial use and is occupied by two (2) businesses, with one (1) tenant space currently vacant.

Accordingly, staff recommends that the Board authorize the Public Works Director, and designees thereof, to negotiate terms and conditions for the purchase of the real property located at 1101 4th Street, Eureka, California with Jee Lee and any duly authorized agents thereof. The terms will consist of an offer price, conditions of sale, an escrow period, and be written into a Conditional Offer to Purchase Letter.

SOURCE OF FUNDING:

Amended 2020 Finance Plan

FINANCIAL IMPACT:

Narrative Explanation of Financial Impact:

The total cost of the real property located at 1101 4th Street, Eureka, California is unknown at this time. Finance Plan funding is available to fund the acquisition. To occupy the facility, significant building improvements would be necessary, but those are beyond the scope of this agenda item and would be identified further in the acquisition process.

STAFFING IMPACT:

Narrative Explanation of Staffing Impact:

Staffing impacts related to the acquisition of the real property located at 1101 4th Street, Eureka, California, are unknown at this time and are dependent on the scope of the proposed improvements and entitlement and project delivery processes related to them. This impact will need to be considered against the additional initiatives and projects being managed by staff.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to authorize the Public Works Director, and designees thereof, to negotiate the terms and conditions for the purchase of the real property located at 1101 4th Street, Eureka, California. However, it is not recommended, as acquisition of the property would be logistically beneficial for the county and is consistent with the objectives identified in the 2020 Facilities Master Plan.

ATTACHMENTS:

N/A

PREVIOUS ACTION/REFERRAL:

Meeting of: None

File No.: None