



Legislation Text

File #: 19-0376, **Version:** 1

Chief Administrative Office, Facilities Division, recommending the Board:

- 1) Find that the following real properties located at: 6940 Perks Court (APN 327-130-18-100), 6910 Perks Court (APN 327-130-19-100), 6880 Perks Court (APN 327-130-20-100) and APN 327-130-79-100 (No address), which is directly in front of 6854 Perks Court, are all not required for public use; and
- 2) Declare the properties as surplus and direct staff to begin the process of sale or disposition of the properties.

FUNDING: NA

DISCUSSION / BACKGROUND

The County purchased the four parcels between 2005 and 2007 to provide land for the Missouri Flat Interchange improvements which expanded the footprint of the original interchange. Three of the parcels were also used during the construction phase for staging equipment and modular office trailers that were used by the interchange construction management firm. With the construction phase long completed, the remaining portions of the four parcels have no further use. In addition, the 6940 Perks Court parcel still has buildings which are vacant and require constant County maintenance.

There are many statutes that govern the disposition of County surplus real property. The first step is for the Board of Supervisors to designate the properties as surplus. After the properties have been surplus, the following steps must be taken:

- 1) Compile certain basic information about the properties such as building size, acreage, zoning and a legal description.
- 2) Determine the property value.
- 3) Complete a CEQA evaluation.
- 4) Compile and send mandatory notices of written offer to sell to various government agencies whose jurisdiction the surplus property is located in (i.e. Cities, housing authority, school districts, etc.).
- 5) Complete a 60-day response period.
- 6) If a notice of interest is received from an eligible entity, begin negotiations for at least 90 days after receipt of notice from interested buyer.
- 7) If no offers are received, or negotiations are not successful, the County can move into the public sale process.

The public sale process is very structured and will require additional Board action as the process progresses.

ALTERNATIVES

The Board could choose not to designate the real property as surplus and the parcels will continue to require maintenance at a cost to the County.

PRIOR BOARD ACTION

NA

OTHER DEPARTMENT / AGENCY INVOLVEMENT

NA

CAO RECOMMENDATION / COMMENTS

It is recommended that the Board approve this item.

FINANCIAL IMPACT

The potential sale would generate revenue for the County.

CLERK OF THE BOARD FOLLOW UP ACTIONS

NA

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

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