



**GENERAL SERVICES AGENCY
PROPERTY MANAGEMENT
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

KUYLER CROCKER
District One
PETE VANDER POEL
District Two
AMY SHUKLIAN
District Three
J. STEVEN WORTHLEY
District Four
MIKE ENNIS
District Five

AGENDA DATE: April 3, 2018

Public Hearing Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>

CONTACT PERSON: Maria Benavides PHONE: 624-7223

SUBJECT: Tulare Akers Ground Lease Proposal Opening

REQUEST(S):

That the Board of Supervisors:

1. Open, examine, and declare sealed proposals for the development of property, a portion of the real property identified as Assessor's Parcel Number 087-460-007, located at 800 S. Akers Street in Visalia and referred to as Tulare Akers North Parking Lot.
2. Call for oral bids that exceed by not less than five percent the amount of the highest legitimate sealed proposal.
3. Direct staff to return on April 24, 2018 with a recommendation to pursue negotiations with the top qualified successful bidders, or a recommendation to reject all bids.

SUMMARY:

On December 19, 2017, the Board directed staff to release a Request for Proposals (RFP)) for the development of a ground lease at 800 S. Akers, Visalia, CA, also known as the Tulare Akers North Parking Lot.

On February 27, 2018, pursuant to Government Code §25526, the Board adopted Resolution No. 2018-0142 declaring its intent to lease the property and a notice of intent was published pursuant to Government Code §6063. Sealed proposals were accepted by the Clerk of the Board of Supervisors at the County Administration Building, 2800 West Burrel, Visalia, California, at or before 5:00 pm on April 2, 2018.

It is requested that, pursuant to Government Code §25530 et seq, the Board open,

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examine, and declare all sealed proposals in public session. After opening, but before accepting any written proposal, the Board shall call for oral bids from any responsible person offering to buy or lease, and develop the property for a rental exceeding the highest written proposal by at least five (5) percent. In determining which is the highest bid, the Board shall not subtract therefrom any commission to be allowed to a licensed real estate broker.

Over the next couple weeks, staff, the Board Chairman Worthley and the District 3 Supervisor Shuklian will review and evaluate all submitted proposals. Staff will return to the Board on April 24, 2018 with either a recommendation to pursue negotiations with the top qualified successful bidders, or a recommendation to reject all bids.

FISCAL IMPACT/FINANCING:

There is no Net County Cost to the General Fund. This activity will create cost savings for the County in the form of reduced liability and the utilization of a vacant asset. In addition, this proposed activity will generate revenues for the County either in the form of residual revenue from a potential ground lease.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's Strategic Business Plan includes the Organizational Performance Initiative. This agenda item contributes to this initiative in that it efficiently utilizes vacant space in County-owned facilities to generate revenue.

ADMINISTRATIVE SIGN-OFF:

John Hess
General Services Agency Director

cc: Auditor-Controller
County Counsel
County Administrative Office (2)

Attachment(s)

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF TULARE AKERS)
GROUND LEASE PROPOSAL OPENING) **Resolution No.** _____
) **Agreement No.** _____
)

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD _____
_____, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: MICHAEL C. SPATA
 COUNTY ADMINISTRATIVE OFFICER/
 CLERK, BOARD OF SUPERVISORS

BY: _____
 Deputy Clerk

* * * * *

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2. Called for oral bids that exceed by not less than five percent the amount of the highest legitimate sealed proposal.
3. Directed staff to return on April 24, 2018 with a recommendation to pursue negotiations with the top qualified successful bidders, or a recommendation to reject all bids.