



**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: May 15, 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 Recommendation

REQUEST(S):

That the Board of Supervisors:

1. Consider staff recommendation for Paloma Development Co., Inc. as top qualified successful bidder for the development of 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. Direct staff to begin negotiations with top qualified successful bidders, and return with a contract for approval, 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.

Pursuant to Government Code §25530 et seq, the Board opened, examined, and declared two sealed proposals from Paloma Development Co., Inc. and Caddis Properties on April 3, 2018. To provide a recommendation to the Board of Supervisors, the Evaluation Committee, which includes the Board Vice Chair,

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District 3 Supervisor, and County staff, reviewed and discussed both proposals.

The potential recommendations considered by the Committee included: accept one proposal for contract negotiations, seek further information from one or both proposals through interviews and begin the negotiation process thereafter, or reject both proposals.

Upon review and discussion of both proposals, the Evaluation Committee recommends that the Board direct staff to begin contract negotiations with the recommended bidder, Paloma Development Co., Inc., and return for contract approval.

Both proposals met the minimum requirements and were submitted by qualified firms. The recommended proposal has an annual ground lease payment amount of \$75,000, compared to \$45,000 in the other proposal. This is the primary reason for recommending Paloma's proposal. It is anticipated that further contract negotiations will not require significant amount of time. Therefore, it is anticipated that staff will return with a final contract for approval within 45 days.

FISCAL IMPACT/FINANCING:

There is no Net County Cost to the General Fund. This activity will generate \$75,000 in annual revenue for the County in the form of a ground lease payment.

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)

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

IN THE MATTER OF TULARE AKERS)
GROUND LEASE PROPOSAL) Resolution No. _____
RECOMMENDATION) 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

* * * * *

1. Considered staff recommendation for Paloma Development Co., Inc. as top qualified successful bidder for the development of 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. Directed staff to begin negotiations with top qualified successful bidders, and return with a contract for approval, or a recommendation to reject all bids.