



**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
EDDIE VALERO
District Four
DENNIS TOWNSEND
District Five

AGENDA DATE: March 19, 2019

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: 559-205-1124

SUBJECT: Notice of Intent to Lease Out County Owned Real Property in the City of Visalia

REQUEST(S):

That the Board of Supervisors:

1. Declare, by at least a two-thirds vote, the intent to lease County owned real property consisting of 14.23 acres of farmland, located on the west side of Mooney Blvd, ¼ mile south of Avenue 272, next to Government Plaza, in the City of Visalia, by approving the attached resolution authorizing the Clerk of the Board to advertise the lease terms delineated in Exhibit "2", "Agricultural Lease Agreement".
2. Approve April 9, 2019 at 9:00 am as the date and time at which sealed proposals to lease the subject property will be received and considered by the Board of Supervisors.
3. Authorize the County Administrative Officer, or his designee, to publish the attached Exhibit "1" Notice of Intent to Lease Out Real Property once a week for three consecutive weeks pursuant to Government Code §25526 and §6063.

SUMMARY:

The County acquired the Visalia Government Plaza on November 19, 1996. Included in that acquisition were two separate parcels, Assessor Parcel Number (APN) 126-240-041, the site of Visalia Government Plaza, and APN 126-240-039, a 14.23 acre parcel of farmland. The farmland property is located on the west side of Mooney Blvd. ¼ mile south of Avenue 272, in the City of Visalia. A vicinity map of the location is included as Exhibit "3" to this Agenda.

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In 2017, the County began an initiative to maximize vacant and/or underutilized properties. Through that effort, staff identified the farmland property as underutilized and recommended the County retain the property for future needs and revenue-generating opportunities. Until such opportunities become available, it is recommended that the County renegotiate a new lease to ensure greatest level of value is generated. The negotiation of a new lease will not preclude the County from disposing of the property in the event that such an opportunity is identified. In accordance with the "Successors" clause of the proposed lease, the lease will remain binding in the event of a transfer.

The most recent Surplus Lease Agreement for the farmland, Tulare County Agreement No. 21317, has terminated and is currently in hold-over status. It should be noted that the farmland property does not have an operating well. The current tenant uses a well located on an adjacent property as a source of irrigation water.

The proposed new lease is for an initial (5) five year term, with (2) two, (5) five year options, subject to County's approval, and a rental amount of \$225 per acre per year, increased \$25 per acre per year every (5) five years. Pursuant to Government Code §25526, the Board must declare its intent to lease the property, advertise, and accept sealed bids. This agenda item fulfills this and other requirements; staff will return to the Board on April 9, 2019 to examine any bids received and proceed accordingly. Exhibits "1" and "2" identify the advertisement process and terms.

FISCAL IMPACT/FINANCING:

There is no Net County Cost to the General Fund. This activity will create revenue for the County in the form of rents received.

Rental income will be deposited into General Services Agency revenue line 001-087-3012-4807.

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 that initiative by efficiently utilizing surplus property to generate revenue.

ADMINISTRATIVE SIGN-OFF:



Robert Newby
Property Manager

cc: County Administrative Office

Attachment(s)

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Visalia

DATE: March 19, 2019

Exhibit 1 – Notice of Intent to Lease Real Property

Exhibit 2 – Surplus Property Lease Agreement.

Exhibit 3 – Vicinity Map

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

IN THE MATTER OF NOTICE OF INTENT)
TO LEASE OUT COUNTY OWNED REAL) Resolution No. _____
PROPERTY IN THE CITY OF VISALIA) 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: JASON T. BRITT
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

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