



**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: July 30, 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 checked="" type="checkbox"/>	N/A <input type="checkbox"/>

CONTACT PERSON: Maria Benavides PHONE: 205-1124

SUBJECT: Agricultural Lease Agreement for Assessor's Parcel No. 126-240-039

REQUEST(S):

That the Board of Supervisors:

1. Approve a Lease Agreement with Far Western Farming Company, Inc. for Assessor's Parcel No. 126-240-039 located on South Mooney Boulevard ¼ mile south of Avenue 272 in the City of Visalia for a term of five (5) years effective July 30, 2019 through July 29, 2024 with two (2) additional five (5) year renewal periods and an annual rental rate of \$3,362.
2. Authorize the Chairman to sign the Lease Agreement.

SUMMARY:

On March 19, 2019, pursuant to Government Codes §25526 and §6063, the Board adopted Resolution No. 2019-0188 declaring a 14.23 acre parcel of County owned real property located in the City of Visalia identified as Assessor's Parcel No. (APN) 126-240-039 for farming purposes and directed staff to publish a Notice of Intent to Lease with a minimum bid of \$225 per acre per year. Sealed proposals were to be delivered to the Clerk of the Board by 5:00 pm on April 8, 2018 and oral bids would be accepted on April 9, 2019 at 9:00 am. A vicinity map of the location is included as Exhibit "1" to this Agenda.

On April 9, 2019, pursuant to Government Code §25531, the Board called for oral bids for a price exceeding 5% of the minimum bid amount as no sealed written proposals were received by the April 8, 2019 deadline. An oral bid of \$3,362 per year, or \$236.26 per acre per year, was submitted by Far Western Farming Company, Inc. This oral bid amount is equal to 5% in excess of the proposed minimum bid amount of \$225 per acre per year. The oral bid was accepted by the

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Board on April 30, 2019 with direction to staff to begin lease negotiations and return to the Board for contract approval.

The proposed lease agreement calls for an initial term of five (5) years with two (2), five (5) year options to renew the lease, subject to County's prior approval, and an annual rental rate of \$3,362 due to County on each anniversary date. At the end of the initial term or any renewal term, the rental rate will increase by \$25 per acre per year.

FISCAL IMPACT/FINANCING:

There is no Net County Cost to the General Fund. Approval of this Agenda will generate \$3,362 in annual rental revenue for the County in the form of an agricultural lease.

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:



Laura Silva
General Services Manager

cc: County Administrative Office

Attachment(s) Agricultural Lease Agreement
Exhibit 1

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

**IN THE MATTER OF AGRICULTURAL
LEASE AGREEMENT FOR ASSESSOR'S
PARCEL NO. 126-240-039**

)
) **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: JASON T. BRITT
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

1. Approved a Lease Agreement with Far Western Farming Company, Inc. for Assessor's Parcel No. 126-240-039 located on South Mooney Boulevard ¼ mile south of Avenue 272 in the City of Visalia for a term of five (5) years effective July 30, 2019 through July 29, 2024 with two (2) additional five (5) year renewal periods and an annual rental rate of \$3,362.
2. Authorized the Chairman to sign the Lease Agreement.

Exhibit 1

Vicinity Map

APN 126-240-039

