



**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: November 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: Proposal Opening for Real Property located at the northeast area of the Tulare-Akers Professional Building

REQUEST(S):
That the Board of Supervisors:

1. Open, examine, and declare sealed proposals for the surplus of real property described as a 2.26 acre portion located at the northeast area of the Tulare-Akers Professional Building parking lot located at 5300 W. Tulare Ave., Visalia, identified as Assessor's Parcel No. 087-460-007, pursuant to Government Code §25530.
2. Call for oral bids that exceed by not less than five percent of the amount of the highest legitimate sealed proposal, pursuant to Government Code § 25531.
3. Direct staff to return on December 17, 2019 with a proposed successful bidder, or a recommendation to reject all bids.

SUMMARY:
The County of Tulare owns real property identified as Assessor's Parcel Number (APN) 087-460-007, located at 800 S. Akers Street in Visalia and referred to as the Tulare Akers North Parking Lot, more particularly described in the attached Exhibit A. The parking lot currently serves the Tulare Akers Professional Center, a 177,330 square foot office building, to the south, but is largely underutilized.

SUBJECT: Proposal Opening for Real Property located at the northeast area of the Tulare-Akers Professional Building

DATE: November 19, 2019

On October 8, 2019, pursuant to Government Code §25526, the Board adopted Resolution No. 2019-0853 declaring its intent to sell the real property. A notice of intent was published pursuant to Government Code §6063 and sealed written proposals were accepted by the Clerk of the Board of Supervisors at the County Administrative Building, 2800 West Burrel, Visalia, California, at or before 5:00 pm on November 18, 2019.

It is requested that, pursuant to Government Code §25530 et seq., the Board open, examine, and declare all sealed proposals in public session. After opening, but before accepting any written proposals, the Board shall call for oral bids from any responsible person offering to purchase the property for an amount exceeding the highest written proposal by at least five percent (5%). In determining which is the highest bid, the Board shall not subtract therefrom any commission to be allowed to a licensed real estate broker.

Staff will return to the Board on December 17, 2019, or the soonest Board meeting thereafter, with a recommendation to either accept a successful bidder or rejecting all bids.

FISCAL IMPACT/FINANCING:

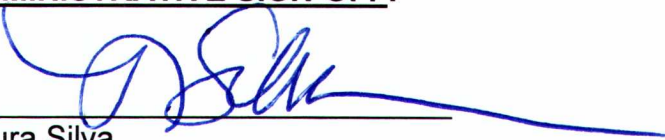
There is no Net County Cost to the General Fund. This activity will create revenue for the County of \$1,165,000 or more, based on the minimum bid price.

The revenue generated from this sale will be deposited into the Future Construction Fund (Fund 522). Fund 522 was established in 2009 to receive revenues from the sale of County properties, and reserves those proceeds to be used for the County's Capital Projects. As of September 2019, Fund 522 had a balance of \$4,284,000.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's Strategic Business Plan includes the Organizational Performance Initiative. The sale of this property would contribute 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)
Exhibit 1 – Vicinity Map

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

IN THE MATTER OF PROPOSAL)
OPENING FOR REAL PROPERTY) Resolution No. _____
LOCATED AT THE NORTHEAST AREA) Agreement No. _____
OF THE TULARE-AKERS)
PROFESSIONAL BUILDING)

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. Opened, examined, and declared sealed proposals for the surplus of real property described as a 2.26 acre portion located at the northeast area of the Tulare-Akers Professional Building parking lot located at 5300 W. Tulare Ave., Visalia, identified as Assessor's Parcel No. 087-460-007, pursuant to Government Code §25530.
2. Called for oral bids that exceed by not less than five percent of the amount of the highest legitimate sealed proposal, pursuant to Government Code § 25531.
3. Directed staff to return on December 17, 2019 with a proposed successful bidder, or a recommendation to reject all bids.

Exhibit A
Legal Description

That portion of Parcel No. 1 of Parcel Map No. 4404 recorded in Book 45 of Parcel Maps at Page 9 on August 26, 1999 in the office of the Tulare County Recorder more particularly described as follows:

Beginning at the Northeast corner of said Parcel 1 thence South $00^{\circ}12'16''$ East along the East line of said Parcel No. 1 a distance of 287.58 feet to the Southeast corner of said Parcel No. 1;

Thence North $89^{\circ}53'35''$ West along the South line of said Parcel No. 1 a distance of 343.00 feet;

Thence North $00^{\circ}12'16''$ West parallel with the East line of said Parcel No. 1 a distance of 287.58 feet to a point on the North line of said Parcel No. 1;

Thence South $89^{\circ}53'35''$ East along the North line of said Parcel No. 1 to the Northeast corner of said Parcel 1 and point of beginning.

Said described parcel containing 2.26 acres more or less.

The Basis of Bearing of this description is the East line of Parcel No. 1 taken as the South $00^{\circ}12'16''$ East per said Parcel map 4404.

Map

