



**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:** December 17, 2019 – REVISED

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: 205-1124		

**SUBJECT:** Proposal Opening for 16756 Avenue 168, Woodville, Assessor’s Parcel No. 233-014-018

**REQUEST(S):**  
That the Board of Supervisors:

1. Open, examine, and declare sealed bids for the real property located at 16756 Avenue 168 in Woodville, further identified as Assessor’s Parcel No. 233-014-018, 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 within 120 calendar days with a proposed successful bidder.

**SUMMARY:**  
The County owns real property located at 16756 Avenue 168, Woodville, further identified as Assessor’s Parcel No. 233-014-018, and commonly known as the Woodville Fire Station. A vicinity map of the property is attached as Exhibit 1 to this agenda. The property was most recently used as a centralized supply building for the Tulare County Fire Department until they vacated the property in December 2018.

On October 22, 2019, pursuant to Government Code §25526, the Board adopted Resolution No. 2019-0891 declaring its intent to sell the property. A notice of intent was published pursuant to Government Code §6063 and sealed written bids 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

**SUBJECT:** Proposal Opening for 16756 Avenue 168, Woodville, Assessor's Parcel No. 233-014-018

**DATE:** December 17, 2019

on December 16, 2019. The Board also approved Notice of Sale letters to be mailed to local and state governmental entities pursuant to Government Code §54222(c).

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 a sale price exceeding the highest written proposal by at least five percent (5%). In determining the highest sealed bid, the Board shall not subtract therefrom any commission to be allowed to a licensed real estate broker.

On November 19, 2019, the Woodville Union School District (District) noticed the County of their interest in the property. Before accepting any other written or oral bids from the public, pursuant to Government Code §54223, the County is required to enter into good faith negotiations with the District for a period of no less than 90 days in order to determine if a mutually satisfactory sales price can be agreed upon. Should no sales price be agreed upon between the County and the District, staff will review any written sealed or oral bids received at today's meeting.

Therefore, staff will begin negotiations with the Woodville Union School District after opening any sealed bids or receipt of any oral bids. Staff will retain all bids received should negotiations with the District fail to result in a sales agreement. Negotiations with the District must be concluded within 90 days, approximately March 16, 2020. In the event that there is no agreement with the District, staff will negotiate with the highest legitimate written or oral bid received.

Staff will return within 120 calendar days, or by approximately April 15, 2020, with either a recommendation to accept a successful bidder or reject all bids.

**FISCAL IMPACT/FINANCING:**

There is no Net County Cost to the General Fund.

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 October 2019, Fund 522 had a balance of \$4.3 million, \$3.8 million of which is reserved for the Probation Department's future space needs, leaving approximately \$500,000 currently unassigned.

**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

**SUBJECT:** Proposal Opening for 16756 Avenue 168, Woodville, Assessor's Parcel  
No. 233-014-018

**DATE:** December 17, 2019

**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 16756 AVENUE 168, WOODVILLE ) Resolution No. \_\_\_\_\_  
ASSESSOR'S PARCEL NO. 233-014-018 )

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 bids for the real property located at 16756 Avenue 168 in Woodville, further identified as Assessor's Parcel No. 233-014-018, 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 within 120 calendar days with a proposed successful bidder.



**Exhibit 1**

Vicinity Map

16756 Avenue 168, Woodville, APN 233-014-018

