



**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

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 Recommendation for Real Property located at the northeast area of the Tulare-Akers Professional Building

REQUEST(S):
That the Board of Supervisors:

1. Consider staff recommendations for top qualified successful bidders for the purchase 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.
2. Direct staff to begin negotiations with top qualified successful bidder, return with a contract for approval, or a recommendation to reject all bids.

SUMMARY:
On October 8, 2019, pursuant to Government Code §25526, the Board adopted Resolution No. 2019-0853 declaring its intent to sell a 2.26 acre portion of real property located at 5300 W. Tulare Ave., Visalia, further identified as Assessor's Parcel No. 087-460-007, and referred to as the Tulare Akers North Parking Lot. An aerial map of the real property to be sold is attached as Exhibit 1 to this Agenda.

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 on November 18, 2019.

On November 19, 2019, pursuant to Government Code §25530 et seq, the Board

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

DATE: December 17, 2019

opened, examined, and declared the only sealed bid received from Paloma Development Co., Inc. (Paloma) for a purchase price of \$1,235,000. Pursuant to Government Code §25531, the Board called for oral bids, of which the initial must exceed 5% of the highest written proposal. An oral bid was submitted from Caddis Properties (Caddis) in the amount of \$1,296,750, followed by multiple competing oral bids by Paloma and Caddis. The final and highest bid of \$1,450,000 was received from Paloma.

Upon review and discussion of the proposed oral bid, it is recommended that the Board direct staff to begin contract negotiations with Paloma Development Co., Inc., the highest legitimate bidder, and return for contract approval. 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 create revenue for the County in the amount of \$1,450,000.

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.

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)
RECOMMENDATION FOR REAL) Resolution No. _____
PROPERTY LOCATED AT THE)
NORTHEAST AREA 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. Considered staff recommendations for top qualified successful bidders for the purchase 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.
2. Directed staff to begin negotiations with top qualified successful bidder, return with a contract for approval, or a recommendation to reject all bids.

Exhibit 1

Vicinity Map

800 S. Akers St., Visalia, CA

