



**COUNTY ADMINISTRATIVE OFFICE  
GENERAL SERVICES  
PROPERTY MANAGEMENT  
  
TULARE COUNTY  
REDEVELOPMENT AGENCY  
AGENDA ITEM**

**BOARD OF DIRECTORS**

ALLEN ISHIDA  
District One  
  
PETE VANDER POEL  
District Two  
  
PHILLIP A. COX  
District Three  
  
J. STEVEN WORTHLEY  
District Four  
  
MIKE ENNIS  
District Five

**AGENDA DATE:** July 27, 2010

Public Hearing Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Published Notice Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Advertised Published Notice	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Meet & Confer Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Personnel Resolution attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Resolution, Ordinance or Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
CONTACT PERSON: Robert Newby    PHONE: 559-624-7000			

**SUBJECT:** Real Property Purchase Contract with Midstate Hayes 184 Distribution Center, LLC for the Betty Drive/Avenue 312 Realignment and Improvement Project-Phase 2A

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

1. Approve the Real Property Purchase Contract for Temporary Construction Easements with Midstate Hayes 184 Distribution Center, LLC for the Betty Drive/Avenue 312 Realignment and Improvement Project-Phase 2A in the amount of \$5,100;
2. Authorize the Chairman to sign the Real Property Purchase Contract; and
3. Direct the Auditor to draw a warrant in the amount of \$5,100 in favor of Midstate Hayes 184 Distribution Center, LLC.

**SUMMARY:**  
The County of Tulare contracted with Omni Means Engineering to design the Betty Drive/Avenue 312 Realignment and Improvement Project-Phase 2A and 2B. The Hopper Company appraised the required Temporary Construction Easement (TCE) Public Utilities Easement (PUE), Slope Easement (SE) and Permanent Right of Way (RW) within the project area; Tarvin and Associates provide RW acquisition services.

This Agreement is for the purchase of a TCE over a portion of Assessor's Parcel

**SUBJECT:** Real Property Purchase Contract with Midstate Hayes 184 Distribution Center, LLC for the Betty Drive/Avenue 312 Realignment and Improvement Project-Phase 2A.

**DATE:** July 27, 2010

Numbers 077-360-009 and 077-360-021. Each TCE is a 20-foot wide strips of land along the south side of Riggan Avenue (Avenue 312). One is at the southeast corner of Riggan Avenue and Road 76 (APN 077-360-021). The second TCE is located at the southeast corner of Plaza Drive (Road 80) and Riggan Avenue (APN 077-360-009). There are no improvements within the area to be used as a TCE.

**FISCAL IMPACT/FINANCING:**

There is no net County cost to the General Fund. Funds for this RW purchase are funded from an allocation from Measure R and are budgeted in the Goshen Redevelopment Project Area Budget No. RM3-RM3-2600. Any cost beyond that allowed by Measure R will be funded from tax increment within the Goshen Redevelopment Project Area.

**LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:**

The County's five-year strategic plan includes the Safety and Security Initiative to provide for the safety and security of the public. This RW acquisition and the Betty Drive Realignment and Improvement Project help fulfill this initiative by improving and maintaining adequate transportation infrastructure.

**ALTERNATIVES:**

The Board could choose not to approve this agreement but this acquisition is for a previously approved transportation construction project.

**INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:**

County Counsel has reviewed and approved the Agreement as to form. The California Department of Transportation is providing oversight for the expenditure of funds for this project. The Tulare County Auditor is being directed to draw the necessary warrants.

**ADMINISTRATIVE SIGN-OFF:**

---

Hal Cypert  
General Services Manager

cc: Auditor/Controller  
County Counsel  
County Administrative Office (2)

**BEFORE THE BOARD OF DIRECTORS  
TULARE COUNTY REDEVELOPMENT AGENCY  
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF APPROVAL OF THE )  
REAL PROPERTY PURCHASE CONTRACT )  
WITH MIDSTATE HAYES 184 DISTRIBUTION ) RESOLUTION NO. \_\_\_\_\_  
CENTER, LLC FOR THE BETTY DRIVE / ) AGREEMENT NO. \_\_\_\_\_  
AVENUE 312 REALIGNMENT AND )  
IMPROVEMENT PROJECT-PHASE 2A )

UPON MOTION OF DIRECTOR \_\_\_\_\_, SECONDED BY DIRECTOR  
\_\_\_\_\_, THE FOLLOWING WAS ADOPTED BY THE BOARD OF  
DIRECTORS, AT AN OFFICIAL MEETING HELD \_\_\_\_\_, BY THE  
FOLLOWING VOTE:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

ATTEST: JEAN M. ROUSSEAU  
SECRETARY OF THE  
BOARD OF DIRECTORS

BY: \_\_\_\_\_  
Deputy Clerk

\* \* \* \* \*

1. Approved the Real Property Purchase Contract for Temporary Construction Easements with Midstate Hayes 184 Distribution Center, LLC for the Betty Drive/Avenue 312 Realignment and Improvement Project-Phase 2A in the amount of \$5,100;
2. Authorized the Chairman to sign the Real Property Purchase Contract; and
3. Directed the Auditor to draw a warrant in the amount of \$5,100 in favor of Midstate Hayes 184 Distribution Center, LLC.