



General Services Agency

COUNTY OF TULARE AGENDA ITEM

BOARD OF SUPERVISORS

LARRY MICARI
District One

PETE VANDER POEL
District Two

AMY SHUKLIAN
District Three

EDDIE VALERO
District Four

DENNIS TOWNSEND
District Five

AGENDA DATE: May 9, 2023 - **REVISED**

Public Hearing Required	N/A
Scheduled Public Hearing w/Clerk	N/A
Published Notice Required	N/A
Advertised Published Notice	N/A
Meet & Confer Required	N/A
Budget Transfer (Aud 308) attached	N/A
Personnel Resolution attached	N/A
Agreement(s) attached	Yes

CONTACT PERSON: Maria Benavides-Lopez PHONE: 5592051124

SUBJECT: Purchase of Real Property located at 8040 W. Doe Ave

REQUEST(S):

That the Board of Supervisors:

1. Approve June 6, 2023, at 9:00 a.m. as the date and time to receive public comment regarding the Board's intent to consummate the purchase of real property located at 8040 W. Doe Ave., in the City of Visalia, Assessor's Parcel No. 077-790-014.
2. Instruct the General Services Agency Director, or designee, to publish and post the attached Exhibit 1 Notice of Intent pursuant to Government Codes §25350 and §6063.
3. Authorize the General Services Agency Director, or designee, to send the attached Exhibit 2 "General Plan Referral Letter" to the City of Visalia pursuant to Government Code §65402 regarding the proposed purchase of the subject property.
4. Approve and authorize the Chair to sign a Purchase and Sale Agreement with Guillon, Inc., attached as Exhibit 4, for the County's purchase of the subject property, with completion of the purchase subject to completion of the actions requested above.
5. Approve the necessary budget adjustment per the attached AUD 308 (4/5ths vote required).

SUMMARY:

The proposed property acquisition is located at 8040 W. Doe Ave., Visalia, further identified as Assessor's Parcel No. (APN) 077-790-014. The property is a 3.6-acre site, improved with one, 73,500 sq ft building and parking. The building is improved with leasable office and warehouse space. The property is owned by Guillon, Inc., a California corporation based in Chico. The legal description for the property is as follows:

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Parcel 6 of Parcel Map No. 4095, in the City of Visalia, County of Tulare, State of California, according to the map thereof recorded in Book 41, Page 99 of Parcel Maps, Tulare County records.

A vicinity map of the property's location is attached to this Agenda Item as Exhibit 3.

A purchase price of \$10,950,000 has been negotiated for the property. Tulare County has leased this property for use of office and warehouse space by the Department of Child Support Services (DCSS) and the Health and Human Services Agency (HHSA) continuously since November 1, 1992. Should the Board approve the proposed acquisition, the property will continue to be used and occupied by the County for office and warehouse purposes, with additional warehouse space available for lease to other tenants.

The background on the County's lease of the property, litigation with the owner, and negotiations for purchase of the property to settle the litigation, is shown in the companion agenda item requesting approval of a First Amendment to Lease Agreement No. 28380, the DCSS lease of a portion of the property. Under the Purchase and Sale Agreement, the County has until June 30, 2023, to complete its due diligence review of the property. Escrow on the purchase is to close no later than January 5, 2024. A copy of the Purchase and Sale Agreement is attached to this Agenda Item as Exhibit 4.

Before completing purchase of the subject property, the County must notify the City of Visalia of the proposed purchase and use of the property. The City will have forty (40) days to comment on whether the purchase and proposed use are consistent with the City's General Plan. If no comments are received within that time frame, then the purchase and proposed use are deemed to be consistent with the General Plan and the County can proceed. If the City disapproves, then your Board can override that disapproval and proceed with the purchase and use.

FISCAL IMPACT/FINANCING:

The \$10,950,000 purchase price and \$6,700 in estimated closing costs for this property purchase will be paid with Local Assistance and Tribal Consistency Funds. The budget adjustment request is to increase spending authority in Capital Projects fund 030-086-3200-8121 to cover the cost of the purchase. There is no Net County Cost to the General Fund.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's Strategic Business Plan included the Quality of Life Initiative to promote a better quality of life for its citizens and to support better service delivery. Board approval of the Purchase Agreement will help fulfill this initiative by ensuring supportive services for the Department of Child Support Services clients located in Tulare County and adequate infrastructure that will satisfy State and Federally regulated record-keeping requirements.

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ADMINISTRATIVE SIGN-OFF:

/s/ Brooke Sisk

Brooke Sisk
General Services Agency Director

Cc: County Administrative Office

Attachments: Exhibit 1 – Notice of Intent
Exhibit 2 – General Plan Referral Letter
Exhibit 3 – Vicinity Map
Exhibit 4 – Purchase and Sale Agreement