



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: September 10, 2024

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	N/A

CONTACT PERSON: Maria Benavides-Lopez PHONE: 559-205-1124

SUBJECT: Surplus Real Property Assessor's Parcel No. 253-203-003

REQUEST(S):

That the Board of Supervisors:

1. Find that it is in the County's best interest to place the real property located at 87 E. Morton Ave., the former Porterville Courthouse, and the former Sheriff's Porterville Sub-Annex located at 379 N. Second St., Porterville, identified as Assessor's Parcel No. 253-203-003 on the real estate market.
2. Determine the estimated value of said real property is \$2,000,000.
3. Authorize the General Services Agency Director, or designee, in conjunction with County's real estate broker, to list and negotiate for sale of said real property on the open real estate market.

SUMMARY:

On August 13, 2024, the Board called for the opening of sealed bids and oral bids for the sale of the real property located at 87 E. Morton Ave., the former Porterville Courthouse (Courthouse) and Sheriff's Porterville Substation, and the former Sheriff's Porterville Sub-Annex located at 379 N. Second St., Porterville, identified as Assessor's Parcel No. 253-203-003, more particularly described in Exhibits 1 and 2 to this Agenda Item, for a sale price of \$2,000,000. No bids were received, and staff were directed by the Board to return with options to either reoccupy the property with County resources or other surplus opportunities.

Staff were to return on August 27, 2024, to propose accepting any offers, however, additional time was required to discuss the County's options based on the Board's recommendations. It has been determined there are no current or future County uses for this property. It is recommended the Board proceed with having the property marketed by the County's contracted real estate broker, MD Graham and Associates, Inc. (Graham). The proposed listing price of \$2,000,000 and any terms or conditions of

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the sale would be determined by Graham in consultation with the General Services Agency Director and with the Board having final approval of the sale price and terms and conditions.

FISCAL IMPACT/FINANCING:

The proceeds from the proposed disposition and sale of the real property, Assessor's Parcel No. 253-203-003, will be deposited into the Future Construction Fund (Fund 522). Fund 522 was established in 2009 to set aside proceeds from the sale of County properties for future construction needs. 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 includes the Organizational Performance Initiative. The sale of this property would contribute to that initiative by reducing surplus and underutilized real property holdings and eliminating ongoing costs.

ADMINISTRATIVE SIGN-OFF:

/s/BrookeSisk

Brooke Sisk
General Services Agency Director

Cc: County Administrative Office

Attachments:

Exhibit 1 – Vicinity Map

Exhibit 2 – Real Property Legal Description