



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: June 29, 2021

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: Amendment to Joint Occupancy Agreement No. 23847 and Equity Rights Purchase Agreement with Judicial Council of California

REQUEST(S):

That the Board of Supervisors:

1. Approve First Amendment to Joint Occupancy Agreement No. 23847 with the Judicial Council of California for the Visalia Courthouse located at 221 S. Mooney Blvd., Visalia, CA.
2. Approve an Equity Rights Purchase Agreement with Judicial Council of California for the Tulare-Pixley Courthouse located at 425 E. Kern Ave., Tulare, CA.
3. Find the Board has the authority to enter into the proposed agreements.
4. Authorize the Chair of the Board to sign the Amendment to the Joint Occupancy Agreement and the Equity Rights Purchase Agreement.

SUMMARY:

On May 22, 2007, the Judicial Council of California (JCC), on behalf of the Superior Court of California (Courts) and County of Tulare (County) entered into Joint Occupancy Agreements (JOAs) for shared possession, occupancy, and use of each court facility. One of the shared facilities, the Tulare-Pixley Courthouse on 425 E. Kern Ave., Tulare, CA has been vacant since August 2012 with no identified need for current or future use by the County or the Courts. Staff has worked with the JCC and Courts to negotiate options that could lead to the eventual surplus and sale of this property. A Vicinity Map is included as Exhibit 2.

The Courts identified a need for additional space in the Visalia Courthouse, of which Vicinity Map is included as Exhibit 1. The JCC is willing to exchange their ownership share in the Tulare-Pixley Courthouse for square footage of equal value in the Visalia

SUBJECT: Amendment to Joint Occupancy Agreement No. 23847 and Equity Rights Purchase Agreement with Judicial Council of California

DATE: June 29, 2021

Courthouse for use by the local Courts. As such, the First Amendment of the JOA would relinquish a total of 8,800 sq ft of County space in the Visalia Courthouse to the Courts. This includes 5,037 sq ft on the ground floor, which is already occupied by the Courts through an MOU in exchange for collection services provided to the Public Defender. These services will be discontinued June 30, 2021, but this amendment to the JOA would transfer the space permanently to the Courts. It also includes 3,763 sq ft on the second floor, which was previously occupied by Probation, and is currently vacant after their consolidation at the Center Drive property earlier this year.

The Equity Rights Purchase Agreement will simultaneously facilitate the transfer of the JCC's 70% equity share of the Tulare-Pixley Courthouse to the County in exchange for the space in the Visalia Courthouse. Once the County obtains full ownership of the Tulare-Pixley Courthouse, consideration for the declaration of excess surplus property and sale will be taken as a separate action to the Board.

FISCAL IMPACT/FINANCING:

There is no Net County Cost to the General Fund, and the County's cost to maintain vacant space will be reduced.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's Strategic Business Plan includes the Organizational Performance initiative. Approval of the Agreements helps fulfill this initiative by broadening the County's capacity to maximize the value of underutilized County properties.

ADMINISTRATIVE SIGN-OFF:

/s/Brooke Sisk

Brooke Sisk
General Services Agency Director

Cc: County Administrative Office

Attachments: Exhibit 1- Vicinity Map Visalia Courthouse
Exhibit 2 – Vicinity Map Tulare-Pixley Courthouse
First Amendment Joint Occupancy Agreement
Equity Rights Purchase Agreement
Relinquishment and Termination