

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **SEPTEMBER 8, 2009**

From:  **JAMES DURFEE / ALBERT RICHIE** 

Subject: **SURPLUS PROPERTY SALE - 133 CHURCH STREET, ROSEVILLE**

ACTION REQUESTED / RECOMMENDATION: Pursuant to Government Code Section 25365, it is recommended that your Board take the following actions associated with the sale of 0.126 acres of surplus County property located at 133 Church Street in Roseville, also known as Placer County Assessor Parcel Number 012-200-001 (Subject Property):

1. By 4/5ths vote approve the Agreement of Purchase and Sale (Agreement) between the County of Placer and the Redevelopment Agency of the City of Roseville (Agency), for the sale of the Subject Property for \$210,000; and
2. Authorize the Chairman of the Board to execute this Agreement; and
3. Adopt the attached Resolution authorizing the Director of Facility Services, or his designee, to execute on behalf of the Board all documents necessary to complete the sale of the Subject Property pursuant to the Purchase and Sale Agreement.

BACKGROUND: For over forty years, the County of Placer has owned the Subject Property located at the southeast corner of Church Street and Washington Boulevard in Old Town Roseville as depicted on Exhibit A. This 0.126-acre parcel has a 1,952 square foot commercial building located on the site that was originally used by the County as the Roseville Judicial Court Building. In 1973, the Community Resources Council, Inc. (CRC), a non-profit corporation, formerly the Placer County Concilio, began occupying this building for the storage and distribution of donated food to local food banks. In addition, since January 1998, the Historic Old Roseville Merchants Association (HORMA) has leased approximately 1,794 square feet of unimproved ground on the northern end of the property. This \$1.00 per year ground lease allowed HORMA to perform a landscaping and beautification project that included a train/railroad themed mural, monument, walking paths and brick borders upon receipt of City of Roseville beautification grant funds. The CRC continues to occupy the building on a month-to-month holdover status paying \$360 in monthly rent and HORMA's 15-year lease term has four years remaining.

Staff from the Redevelopment Agency of the City of Roseville approached the County with interest in acquiring the Subject Property located in the midst the City's redevelopment area. After assemblage of the County's property with neighboring properties, the City plans to develop an at-grade parking lot and ultimately develop a 500+ space 5-level parking garage that would be used by businesses and venues planned for the Old Town Roseville area. The current design for the parking garage also includes plans for a hotel and at-grade retail shops (see Exhibit B).

After determining that the Subject Property is no longer needed for County operations, staff obtained an appraisal that established the market value at \$210,000. In addition to providing additional funding to the County, the sale of this property provides the County an opportunity to collaborate with the City's Redevelopment Agency in achieving its redevelopment goals for Old Town Roseville. The following summarizes key terms of the Agreement:

- Purchase Property: 0.126-acre parcel improved with an approximately 1,952 square foot office building located at 133 Church Street, Roseville, CA, designated as Placer County Assessor's Parcel No. 012-200-001.

- Purchase Price: \$210,000.00 (Two Hundred Ten Thousand and No/100 Dollars). Should the Agency terminate the Agreement, the Agency will compensate the County for actual staff, consultant, and appraisal expenses at an amount not to exceed \$10,000.
- Existing Leases: The Agency's acquisition of the property will be subject to the following existing tenants: CRC/Placer Food Bank pursuant to a lease currently in holdover status; and, the HORMA pursuant to a 15-year term Ground Lease with four years remaining. The Agency shall be solely responsible for any relocation assistance, which may be due.
- Escrow and Title: The Agency will pay all escrow and title fees upon Close of Escrow.
- Close of Escrow will occur within 90-days following both parties' approval of the Agreement.

The sale of the Subject Property to the Agency is allowed pursuant to California Government Code Section 25365. This Section indicates that if the property or interest to be granted is not required for County use, the Board of Supervisors may grant said property or interest to a Redevelopment Agency (and other state, federal or local agencies) based upon agreed to terms and conditions without complying with any other provision of the Government Code.

With your Board's approval of the recommendations, staff will finalize the transaction by granting the Subject Property to the Agency. This sale will secure necessary property allowing the Agency to achieve their redevelopment objectives for the Old Town Roseville area.

To complete this property sale, it is recommended that your Board, authorize the Chairman to execute the Agreement and approve a Resolution authorizing the Director of Facility Services to execute any documents necessary to complete the sale. This action has been publicly noticed and copies of the Purchase and Sale Agreement are on file at the Clerk of the Board's office.

ENVIRONMENTAL CLEARANCE: The action taken by your Board to approve the sale of property to the Agency does not provide entitlements for the construction of the proposed parking lots. Any such construction will be subject to applicable environmental review and permit processes. The sale to the Agency is therefore Categorically Exempt pursuant to Section 15312 (Surplus Government Property Sales) of the California Environmental Quality Act.

FISCAL IMPACT: After deducting staff and consultant costs associated with this transaction, the County will net approximately \$200,000 from this surplus property sale. These proceeds far exceed the \$4,321 in annual rents received from CRC and HORMA. These funds would provide additional revenues to the County General Fund and eliminate potential future obligations associated with retaining this surplus property in the County's inventory.

AVAILABLE FOR REVIEW AT THE CLERK OF THE BOARD'S OFFICE: PURCHASE AND SALE AGREEMENT

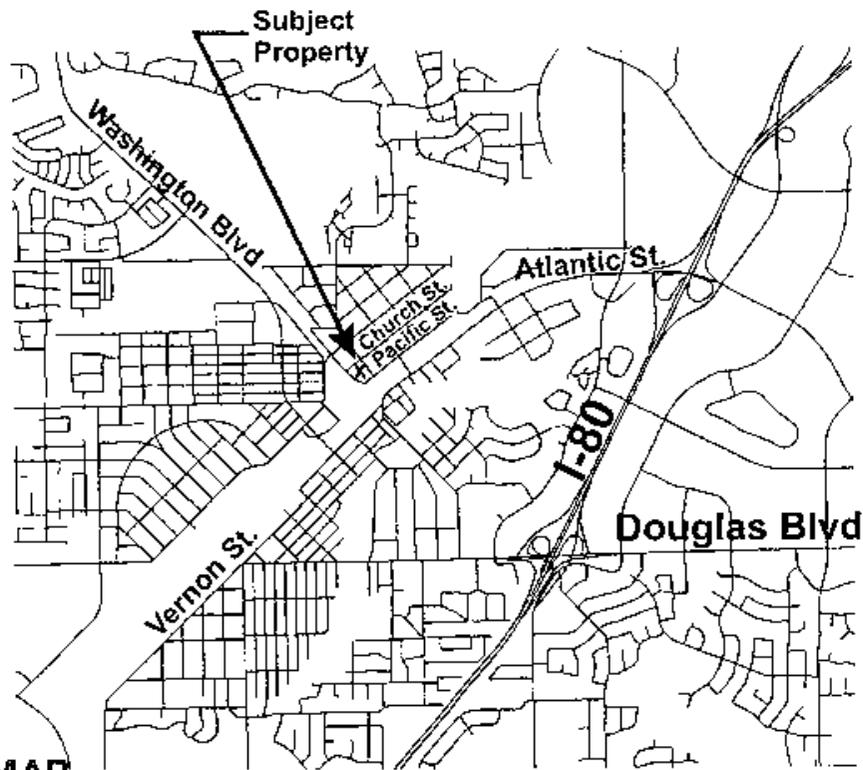
JD:AR:MR:LM

ATTACHMENT: EXHIBIT A: VICINITY AND PROPERTY MAPS
EXHIBIT B: CITY OF ROSEVILLE PROPOSED RENDERING
RESOLUTION

cc: COUNTY EXECUTIVE OFFICE

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**EXHIBIT A
VICINITY AND PROPERTY MAPS**

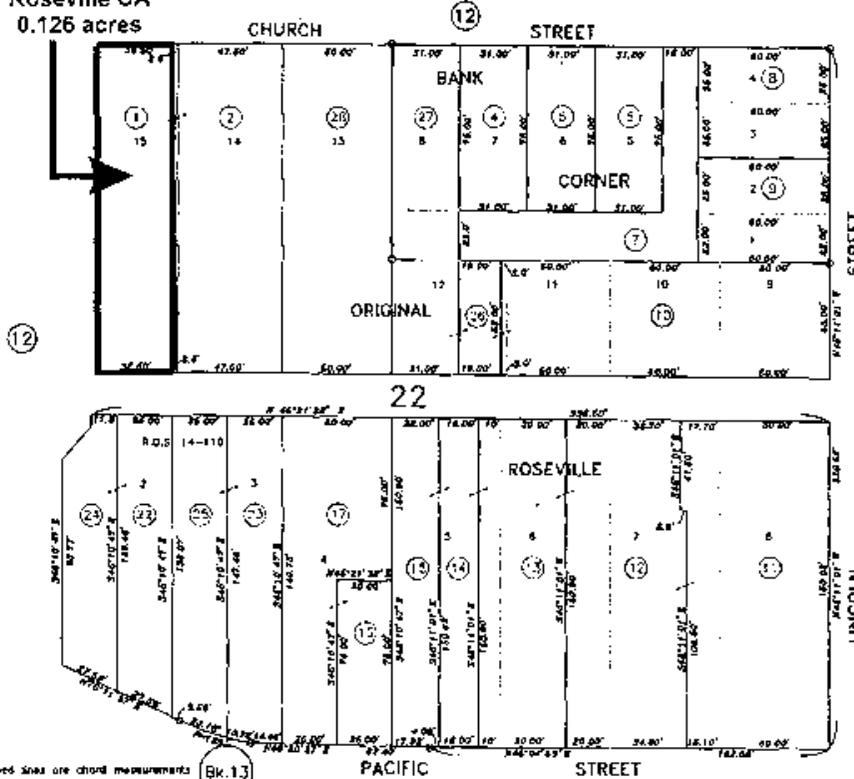


VICINITY MAP

Subject Property
133 Church Street
Roseville CA
0.126 acres

CITY OF ROSEVILLE
Bank Corner M.O.R. Bk. C, Pg. 31
Roseville, Resurvey M.O.R. Bk. C, Pg. 33
Original Roseville, Survey M.O.R. Bk. 14, Pg. 110

12-20



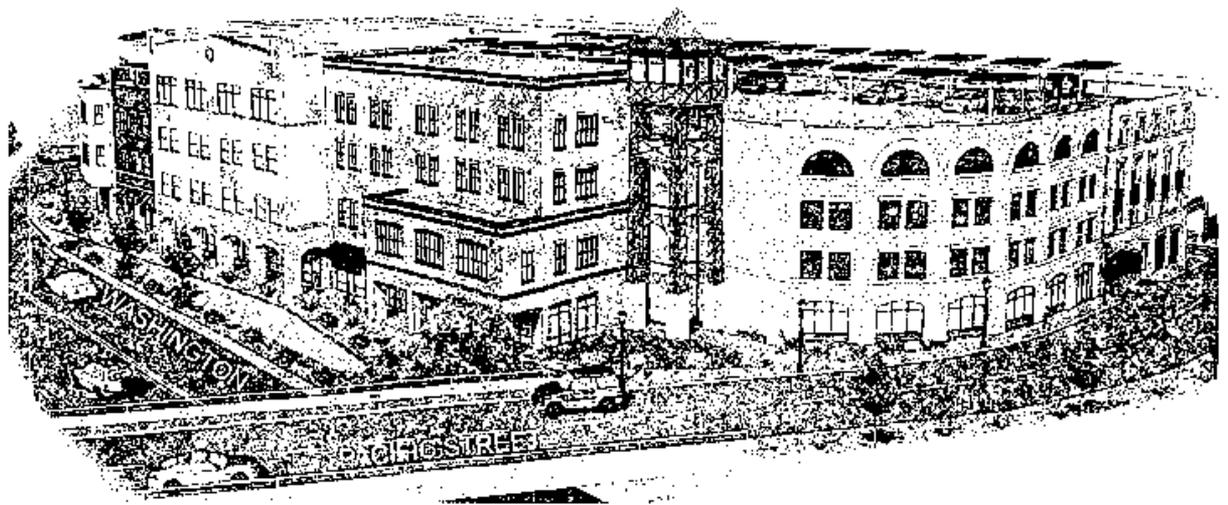
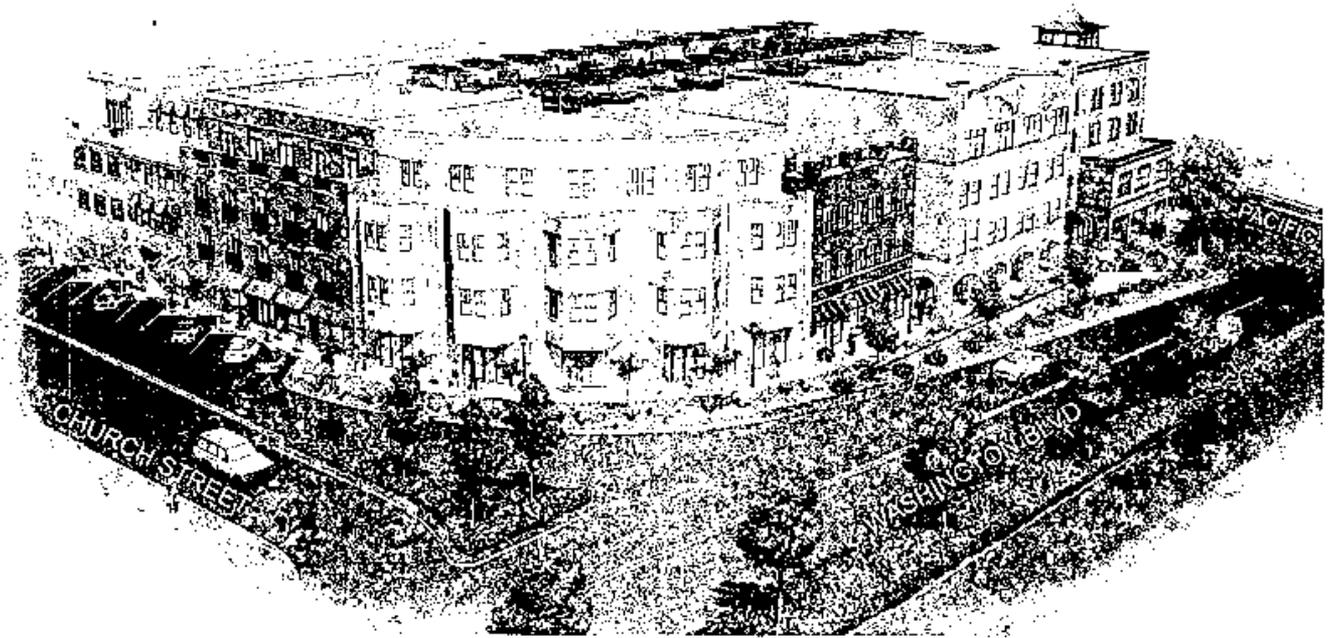
NOTE
This map was prepared for assessment purposes only, and is not intended to establish legal building area or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.12 Pg.20
County of Placer, Calif.

NOTE
All distances on curved lines are chord measurements
US-02-00 R.P.
Pete Redman Electronics

PROPERTY MAP

EXHIBIT B
CITY OF ROSEVILLE PROPOSED RENDERING



Before the Board of Supervisors County of Placer, State of California

In the matter of: A Resolution authorizing the Director of Facility Services, or his designee to execute all necessary documents and take all actions to complete the sale of surplus County property located at 133 Church Street in Roseville, California to the Redevelopment Agency of the City of Roseville.

Resol. No: _____

The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, 2009 by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest"

Clerk of said Board

WHEREAS, the County of Placer (County) is the owner of real property in Placer County located at 133 Church Street in Roseville, California, designated as Placer County APN 012-200-001; and

WHEREAS, The Redevelopment Agency of the City of Roseville desires to initially construct an at-grade parking lot and ultimately a 500+ space 5-level parking garage to be used by businesses and venues planned for the Old Town Roseville area; and

WHEREAS, the County has determined that the subject County property is no longer necessary for County purposes and is willing to sell said property for Two Hundred Ten Thousand and No/100 Dollars (\$210,000.00), subject to the conditions to close escrow as set forth in the Agreement for Purchase and Sale.

NOW THEREFORE, BE IT RESOLVED, that the County Board of Supervisors does hereby authorize the Director of Facility Services, or his designee, to execute on behalf of the County all documentation and to take all other actions necessary to sell the surplus property; and does hereby consent to the recordation of the deeds for said property as described in the Purchase and Sale Agreement.

