

**BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA
RESOLUTION NO. _____**

**RESOLUTION AMENDING RESOLUTION NO. 2017-98 DECLARING THE BOARD OF
SUPERVISORS INTENTION TO SELL PROPERTY, NOT REQUIRED FOR PUBLIC USE,
KNOWN AS HOLIDAY HARBOR, LOCATED AT 3605 AND 3655 LAKESHORE
BOULEVARD, NICE, CALIFORNIA (APN's 032-133-35 and 032-137-01),
PURSUANT TO GOVERNMENT CODE SECTION 25520 ET SEQ.**

WHEREAS, in 2008 the Lake County Redevelopment Agency acquired the property known as Holiday Harbor located at 3605 and 3655 Lakeshore Boulevard in Nice, as more fully described in Exhibit A attached hereto and incorporated herein by this reference; and

WHEREAS, the Redevelopment Agency intended to eventually re-sell the property to a private party to spur economic activity in the community; and

WHEREAS, the Lake County Redevelopment Agency was dissolved in February 2012 thus eliminating certain methods to work with a private party to make the subject property attractive for private investment; and

WHEREAS, following the dissolution of the former Redevelopment Agency, the County has held the property while waiting for the economy to recover; and

WHEREAS, Resolution No. 2016-07 was passed and adopted on January 19, 2016 declaring the subject property as surplus to the needs of the County and said declaration remains so; and

WHEREAS, the minimum bid price has been established by comparative market analysis; and

WHEREAS, the property is exempt from the California Environmental Quality pursuant to Section 15312 (a)(b)(2); and

WHEREAS, the date of opening sealed proposals and receiving oral bids needs to be amended from October 17, 2017 to November 7, 2017 to allow sufficient time for public notices; and

WHEREAS, despite an unsuccessful effort to sell Holiday Harbor in 2016, private parties continue to express interest in purchasing the property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LAKE as follows:

1. The Board declares its intention to sell the property, subject to the terms and conditions contained in Exhibit A, attached hereto and incorporated herein by this reference, at a minimum bid price of \$750,000.

2. Sealed proposals and oral bids to purchase the property will be received and considered during the regularly scheduled meeting on November 7, 2017 at 10:00 a.m. in the Board of Supervisors Chambers, County Courthouse, 255 North Forbes Street, Lakeport, California.
3. The Clerk of the Board is directed to cause the notice of the adoption of this Resolution and of the time and place of holding the public meeting to be given as follows:
 - A. Posting copies of this resolution in three (3) public places in the County, not less than fifteen (15) days from the date of the public meeting as follows:
 1. At the Lake County Courthouse, Lakeport, California.
 2. At the Lake County Library, Lakeport, California.
 3. At the Lake County Redbud Library, Clearlake, California
 - B. Publishing the notice pursuant to Government Code Section 6063 in the Record Bee, a newspaper of general circulation published in the County.
4. The County reserves the right to reject any and all bids and to waive irregularities in any bid received.
5. The Chairman of the Board is hereby authorized to execute a grant deed to be delivered by the County Administrative Officer to the escrow company.
6. The County Administrative Officer is hereby authorized and empowered to execute all other necessary documents to list and sell the subject property.

PASSED AND ADOPTED this ____ day of _____ 2017, by the following vote:

AYES:

NOES:

ABSENT OR NOT VOTING:

COUNTY OF LAKE

Chair of the Board of Supervisors

ATTEST: CAROL J. HUCHINGSON
Clerk of the Board
of Supervisors

By: _____
Deputy

APPROVED AS TO FORM:
ANITA L. GRANT
County Counsel

By:  _____

**RESOLUTION TO SELL PROPERTY KNOWN AS HOLIDAY HARBOR
EXHIBIT A
TERMS AND CONDITIONS**

1. Subject property and minimum bid. Said property, known as Holiday Harbor, located at 3605 and 3655 Lakeshore Boulevard, Nice, California (APN's 032-133-35 and 032-137-01) shall be sold for cash, cashier's check or money order at a minimum bid price of \$750,000. Said property is approximately 4.5 acres including a harbor with lake access that has a perimeter seawall and launch ramp. The land surrounding the harbor contains a two-story residential duplex, a commercial building and several outbuildings.
2. Bid Submission. Bidder shall submit a sealed bid, with parcel number on the outside of the envelope. All bids shall be delivered to the County Administrative Office, County Courthouse, 255 North Forbes Street, Lakeport, California 95453, no later than 10:00 a.m., on November 7, 2017 at which time they will be publicly opened and declared in the Board of Supervisors' Chambers, County Courthouse, 255 North Forbes Street, Lakeport, California.
3. Consideration of oral bids. Oral bids shall be considered pursuant to Government Code Section 25531, which specifies an oral bid, to be accepted, must be at least 5% higher than the highest written proposal.
4. Commission. Pursuant to Section 25527, the Board of Supervisors has determined to pay a commission rate of 2.5% to the listing broker and 3.0% to the broker who successfully brings the highest written proposal or oral bid submitted/made by a buyer. This does not preclude any buyer not represented by a broker from submitting a written proposal or oral bid to purchase the property.
5. Payment terms. By 2:00 p.m. on the date of the bid opening, the highest bidder shall deposit in an escrow account, with a title guaranty company located in Lakeport, California, a down payment of four percent (4%) of the bid amount in the form of cash, cashier's check, or money order. The balance in full is due and payable at the close of escrow. The Chair of Board of Supervisors will execute a Grant Deed upon receipt of the total payment in the form prescribed above.
6. Escrow period and fees. It is expected that the escrow period will be approximately 60 days. All title and escrow fees shall be paid by buyer, regardless of whether or not escrow closes.