



## Legislation Text

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**File #:** 17-621, **Version:** 1

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### MEMORANDUM

**TO:** Board of Supervisors

**FROM:** Carol J. Huchingson, County Administrative Officer

**DATE:** July 11, 2017

**SUBJECT:** (a) Consideration of Resolution Amending Resolution 2016-07 Declaring the Board of Supervisors Intent 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.

(b) Consideration of Resolution Declaring the Board of Supervisor Intent to Sell Property, Not Required for Public Use, Known as the Visitor Information Center, Located at 6110 State Highway 20, Lucerne, California (APN 034-112-360), Pursuant to Government Code Section 25520 Et Seq.

### EXECUTIVE SUMMARY:

As your Board recalls, efforts to sell Holiday Harbor in 2016 were not successful. With summer and fall being a prime time to sell real estate, staff recommends attempting to market and sell the property again, as well as the former Visitor Information Center in Lucerne which closed during fiscal year 2013-2014.

Following a recent competitive selection process, David Hughes and Associates has been selected to market and help sell the properties. Staff recommends listing Holiday Harbor for sale at \$800,000 with a minimum bid of \$650,000. Staff also recommends listing the Visitor Information Center for sale at \$365,000 with a minimum bid of \$260,000. Adequate time will be needed to market the properties and solicit bids, so staff recommends holding bid openings on October 17, 2017.

Although David Hughes has been selected to specifically assist in marketing the properties, any real estate broker who represents the winning bidder is eligible to receive a commission. For each property, staff recommends that the commission rate be 2.5% to the listing broker and 3.0% to the selling broker. Staff also recommends requiring that an earnest money deposit of 4% be deposited in an escrow account by the winning bidder by 2:00 P.M. on the date of the bid opening. The earnest money deposit shall be refundable only within the first 30 days of escrow.

Staff and David Hughes and Associates are now ready to fully market the properties and in order to do so we recommend that the Board adopt the attached Resolutions.

**FISCAL IMPACT:** ☒ None ☐ Budgeted ☐ Non-Budgeted

Estimated Cost:

Amount Budgeted:

Additional Requested:

Annual Cost (if planned for future years):

**FISCAL IMPACT (Narrative):** None

**STAFFING IMPACT (if applicable):** None

**RECOMMENDED ACTION:**

- (a) Staff recommends adoption of the Resolution Amending Resolution No. 2016-07 to: 1) Declare the Holiday Harbor property as surplus, and 2) Set a minimum bid price of \$650,000, and 3) Set a date of October 17, 2017 to receive and consider sealed bids to purchase the property.
- (b) Staff recommends adoption of the Resolution to 1) Declare the Visitor Information Center property as surplus, and 2) Set a minimum bid price of \$260,000, and 3) Set a date of October 17, 2017 to receive and consider sealed bids to purchase the property.