



## Legislation Text

File #: 20-670, Version: 1

### Memorandum

**Date:** July 21, 2020

**To:** The Honorable Moke Simon, Chair, Lake County Board of Supervisors

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

**Subject:** 10:00 A.M. - Consideration of Resolution Declaring Certain Real Property Owned By the County of Lake as Surplus and Authorizing the Sale and Disposition of Portions of Said Property for the Benefit of the Public, and (b) Authorize the County Administrative Officer to Execute the Vacant Land Purchase Agreement with the Lake Transit Authority for a Sale Price of \$200,000 and to Carry Out All Necessary Actions to Complete the Sale

**Executive Summary:** (include fiscal and staffing impact narrative):

Your Board adopted Resolution 2020-05 on January 14, 2020 declaring County of Lake owned property (Portion of APN 010-043-520) surplus to the County needs and authorized the sale of a portion of the property to the Lake Transit Authority (LTA). Your Board also approved a support letter that demonstrated your full support of the Lake Transit Authority's application for a Transit and Intercity Rail Capital Program grant to develop a regional transit center in the City of Clearlake.

California State Transportation Agency announced its award on April 21, 2020 to the Lake Transit Authority for \$12,994,000 from the Transit and Intercity Rail Capital Program for the final design and construction of the regional transit center located in the City of Clearlake at the site described previously. In addition, this grant funding will also allow for the purchase of 4 hydrogen fuel-cell buses and associated infrastructure.

Your Board designated a Negotiating Team on April 28, 2020 to negotiate this sale on behalf of the County of Lake and present a tentative purchase agreement for your consideration and approval during a regularly scheduled and open meeting.

The Resolution before your board today identifies a specific portion of the real property legally described in Exhibit "C" and is attached as a portion of the Resolution declaring certain real property owned by Lake County to be sold to the Lake Transit Authority. The Resolution details the transaction as a bargained-for-exchange for use as a transit hub which will maintain and enhance the public's access to transportation. Your Board tasked the Negotiation Team with determining the in-kind value of the direct public benefit that the LTA provides.

Our finding confirms that the Lake Transit Authority has previously and will continue to subsidize

efforts to provide public benefit by increasing accessibility and affordability and engaging in the reduction of greenhouse gases for the residents and visitors of Lake County. Of the 319,952 passenger trips taken in FY2018/2019, 107,025 were trips which the bus fare was paid by a County agency or another public or non-profit agency or medical provider. On average, these fares paid about 18% of the actual cost of providing those transportation services. LTA offset the remaining actual cost difference by providing public transit subsidies totaling \$769,510 in FY2018/2019.

Some of those partnerships include the following programs:

- LTA partnered with Lake County Social Services CalWorks Program and provided a subsidy of \$159,611 that provided CalWorks participants monthly passes for work and education opportunities.
- LTA partnered with local colleges to allow students to travel to Woodland and Mendocino College campuses and ride the bus for free and provided a subsidy of \$80,772 and expanded that program to include a Summer Cruis'in Program and provided an additional subsidy of \$39,975.
- LTA partnered with medical service providers including Adventist Health, Sutter and tribal and community health clinics and convalescent facilities to provide affordable transportation for their clients and provided a subsidy of \$87,236.

As such, it was determined that the Lake Transit Authority has provided a direct public benefit through in-kind public transit subsidies to the residents and visitors sufficient to develop a purchase agreement for the sale of the surplus real property legally described in Exhibit "C".

This property has been appraised for \$300,000 by Thomas Associates as of March 25, 2019. With the combined value of the \$200,000 cash transaction and the direct value of the public benefit of \$769,510 and future public transit subsidies planned, the negotiated sale of the surplus real property legally described in Exhibit "C" complies with the provisions required by California Government Code § 25365.

Staff does not anticipate additional administrative or staff costs and recommends adopting this Resolution declaring certain real property owned by the County of Lake as surplus and authorizing the sale and disposition of portions of said property for the benefit of the public.

**If not budgeted, fill in the blanks below only:**

Estimated Cost: \_\_\_\_\_ Amount Budgeted: \_\_\_\_\_ Additional Requested: \_\_\_\_\_ Future Annual Cost: \_\_\_\_\_

**Consistency with Vision 2028 and/or Fiscal Crisis Management Plan** (check all that apply):

- |                                                             |                                                      |                                                    |                                              |
|-------------------------------------------------------------|------------------------------------------------------|----------------------------------------------------|----------------------------------------------|
| <input checked="" type="checkbox"/> Well-being of Residents | <input type="checkbox"/> Public Safety               | <input checked="" type="checkbox"/> Infrastructure | <input type="checkbox"/> Not applicable      |
| <input checked="" type="checkbox"/> Economic Development    | <input type="checkbox"/> Disaster Recovery           | <input type="checkbox"/> County Workforce          | <input type="checkbox"/> Technology Upgrades |
| <input checked="" type="checkbox"/> Community Collaboration | <input type="checkbox"/> Business Process Efficiency | <input checked="" type="checkbox"/> Clear Lake     | <input type="checkbox"/> Revenue Generation  |
|                                                             |                                                      |                                                    | <input type="checkbox"/> Cost Savings        |

**If request for exemption from competitive bid in accordance with County Code Chapter 2 Sec. 2-38, fill in blanks below:**

Which exemption is being requested?  
How long has Agreement been in place?  
When was purchase last rebid?  
Reason for request to waive bid?

**Recommended Action:**

Adopt Resolution declaring certain real property owned by the County of Lake as surplus and authorizing the sale and disposition of portions of said property for the benefit of the public, and (b) authorize the County Administrative Officer to execute the Vacant Land Purchase Agreement with the Lake Transit Authority for a sale price of \$200,000 and to carry out all necessary actions to complete the sale.