

Board Meeting Information

To: Board of Trustees
From: Eddie Lucchesi, Manager
CC: Chris Eley, Legal Counsel
Date: 3/10/2014
Re: March 2014 BOT Meeting, Agenda Item

7. AUTHORIZATION TO PURSUE SALE OF SURPLUS DISTRICT PROPERTY

Board to consider the sale of District Property located at 200 N. Beckman Road, Lodi, CA

The District's Lodi property located at 200 N. Beckman Road (APN 049-050-31), remains vacant, and has been for approximately six (6) years. Today, District staff maintains the Beckman Rd. facility by ensuring garbage is picked up, signage is removed from the fencing, and weeds are removed or sprayed on a monthly basis. The cost of periodic clean up of trash and weeds (District labor), and city of Lodi required utilities (electric, water, sewer, garbage) average \$205 per month or \$2,460 per year.

The site was declared surplus by the Board at their September 2002 regular BOT meeting. Since then, the District's Board has authorized sale of the property three times that included November, 2002 (Phase III Remediation Project postponed sale); April, 2005 (White Slough office construction interfered with scheduled sale); and October, 2007 (Minimum Bid not met). After the attempt in 2007, the Board decided to withdraw any further plans to sell the property due to decreased property values. In addition, the District investigated the opportunity to lease the property in 2010 and most recently 2013.

As with the process in selling the Escalon Airstrip, before selling the property, the District must comply with several requirements that include offering the property first to local governments, such as cities and the County, as set forth in California Government Code Sections 54220 and 65402. These regulations provide for a 60 – day notice to local governments, allowing them to consider the property for parks, recreation, and low and moderate income housing before the District proceeds with selling the land on the open market.

It is recommended the Board approves staff to investigate a sale and to procure an up-to-date appraisal of the property.

This item requires Board action.

Attachments

Street Annotation
 TL Text
 County Limit
 County Limit
 Water Lines
 Water Lines
 Water Polys
 Water Polys
 Parcels
 TL Text
 Parcels
 2011 Dec 1' Color
 2011 Dec 1' Color
 2011 Dec 1' Color
 2011 Dec 1' Color



FORMER LODI OFFICE - 200 N BECKMAN RD

San Joaquin County Geographic Information Systems
 1810 East Hazelton Avenue, Stockton, CA 95205

The information on this map is based on the most current information available to San Joaquin County Geographic Information Systems.
 The County of San Joaquin does not warrant its accuracy or suitability for any particular purpose.
 The information on this map is not intended to replace engineering, financial or primary records research.



1" = 100'
 (approximate)

2014 Lodi Yard sale.

1] Board gives direction to Manager to prepare for sale of Beckman Rd. including obtaining an appraisal. To return next month with appraised value.

At next meeting after review of appraisal in closed session, board directs manager to proceed. Use resolution similar to the one used for Escalon Strip. Determine if District will pay 2% to cooperating broker.

2] Manager to Compile Buyer's Packet consisting of:

a] Buyer's information sheet.

B] Title report

C] Environmental Documents including Phase I report, Phase II report, Phase III Cleanup report and other documents relevant to the physical condition of the property.

D] Form "Offer to Purchase and Contract of Sale".

3] Advertise Property for sale.

A] Publication. Section 6066 of the Government Code is required to be met. This requires at least two publications once a week with at least 5 days between the two. However, management should advertise widely.

B] Mail notices to neighbors and all those who have expressed an interest in the past.

4] Buyers due diligence period begins. Buyers can pick up Information packets, do background checking on the property and view the property during this period. The property should be open for inspection on 1 or 2 specified dates during which time the staff can provide tours. The due diligence period should be at least 25 to 30 days. This procedure provides that the Buyers due the inspection before entering into contract. The District has much of the information that is needed already such as the title report and the environmental documents. Because the due diligence is performed in advance of the sale, there will be few contingencies in the sales contract. The information sheet should state the deadline date from bringing sealed bids to the office.

5] Deadline for bringing sealed offers to District Office. Prospective buyers will turn in sealed bids in the form of signed Offer to Purchase and Contract of Sale. Other forms of offer will not be accepted. Offers must be turned in by 10:30 am of the Friday before the Board meeting. This meeting should 6 weeks after the initial publication began. At the Board meeting the Board will be informed of highest offer and assuming that it meets the minimum qualifications, the Board will accept that offer. The Board will determine the next highest offer. Assuming that it meets the minimum qualifications, it will be accepted as a back up offer in the event that the highest offer does not produce the required initial deposit.

Board Meeting Information

To: Board of Trustees
From: Eddie Lucchesi, Manager
CC: Chris Eley, Legal Counsel
Date: 3/9/2014
Re: March 2014 BOT Meeting, Agenda Item 3

3. CONSENT CALENDER

- a. Draft minutes of the January 21, 2014 regular meeting of the Board of Trustees
- b. Expenditure and Financial reports for January and February 2014
- c. District activities report for January and February 2014
- d. Community Education Program report for January and February 2014
- e. Manager's report
- f. Correspondence

The Consent Calendar consists of items that require approval or acceptance but are self-explanatory and generally require no discussion. If the Board would like to discuss any item listed, it may be pulled from the Consent Calendar and discussed separately.

If there are no items that the Board would like to discuss separately, it is recommended that the Board of Trustees approve the Consent Calendar as presented.

Attachments