

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