

FORM APPROVED COUNTY COUNSEL  
DATE 9/16/17  
BY: GREGORY P. PRIAMOS

Departmental Concurrence

FISCAL PROCEDURES APPROVED  
PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
BY: Esteban Hernández

**SUBMITTAL TO THE BOARD OF DIRECTORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

137



**FROM:** Regional Park and Open-Space District

**SUBMITTAL DATE:**  
October 23, 2014

**SUBJECT:** Public Hearing for the Bid Opening and Oral Bidding for Real Property located in Blythe, District 4 [\$40,000]; 100% Sale Proceeds

**RECOMMENDED MOTION:** That the Board of Directors:

1. Hold a public hearing on November 4, 2014 to open bids and call for oral bidding for real property located in Blythe, Assessor's Parcel Number 833-310-016;
2. At the close of the public hearing accept one bid or reject all bids, or continue the matter for further consideration; and
3. If an offer is accepted by the Board of Directors during the public hearing, reimburse the Real Estate Division of the Economic Development Agency in an amount not to exceed \$40,000 from proceeds of the accepted offer.

**BACKGROUND:**

**Summary:**

Commences on Page 2

Scott Bangle  
General Manager

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 40,000	\$ 0	\$ 40,000	\$ 0	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: 100% Sale Proceeds				Budget Adjustment: No	
				For Fiscal Year: 2014/15	

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Alex Gann

County Executive Office Signature

**MINUTES OF THE BOARD OF DIRECTORS**

**DISTRICT**

☐ A-30  
☐ Positions Added  
☐ 4/5 Vote  
☐ Change Order

Prev. Agn. Ref.: 13-1 of 9/30/14

District: 4/4

Agenda Number:

13-1

**SUBMITTAL TO THE BOARD OF DIRECTORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11:** Public Hearing for the Bid Opening and Oral Bidding for Real Property located in Blythe,  
District 4/4, [\$40,000]; 100% Sale Proceeds  
**DATE:** October 23, 2014  
**PAGE:** 2 of 2

**BACKGROUND:**

**Summary**

On September 30, 2014, the Board of Directors adopted Resolution No. 2014-9, declaring the real property identified as Assessor's Parcel Number 833-310-016 the ("Property") to be surplus because it was determined as it is no longer necessary to be retained by the District for present or future public purposes and has invited bids from qualified buyers to acquire the Property.

The property consists of a 21.72 acre Mobile Home Park with 64 space rental lots, of which 38 are occupied by tenants. The property was recently appraised at a value of \$700,000 based on the market approach and \$920,000 based on the Sales comparison approach. The District recommends a minimum bid of \$725,000. If the Board accepts a bid, a future action by resolution will be submitted for the Board's consideration to authorize the sale of the property and approve the purchase and sale agreement for the property. In the event that this bid proceeding does not result in the sale of the Property, the District may continue to offer this property for sale.

**Impact on Citizens and Businesses**

The sale proceeds and revenue will enable the District to direct these funds to provide better and necessary services to the residents and businesses of the County.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The Real Estate Division of the Economic Development Agency will be reimbursed for any and all costs associated with the sale of this property, as itemized below, through the gross proceeds of this sale.

Estimated Escrow and Title Charges	\$1,500
Appraisal	\$4,200
Advertising Costs	\$1,500
Disposal Time and Labor	\$32,800
<b>Total Estimated Disposition Costs</b>	<b>\$40,000</b>

**Contract History and Price Reasonableness**

Over the last three years, Revenue has been totaled at \$458,816 while expenses have been \$437,022 yielding a net income of \$21,794.