

RESOLUTION NO. 2019-132

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO DECLARING ITS INTENT TO LEASE 46.15 ACRES OF COUNTY-OWNED REAL PROPERTY AND AUTHORIZING THE LEASE OF COUNTY-OWNED PROPERTY BY PUBLIC AUCTION

On Tuesday, August 20, 2019, on motion of Supervisor Gonzales, and duly seconded by Supervisor Rowe and carried, the following Resolution is adopted by the Board of Supervisors of San Bernardino County, County of San Bernardino, State of California.

WHEREAS, the below referenced property was acquired through inverse condemnation and is no longer necessary to be retained for the uses and purposes of the County:

Approximately 46.15 acres of property referenced as APNs 1055-061-01, 1055-061-02, 1055-071-01, 1055-071-02 and portions of APNs 1055-051-01 and 1055-051-02, located at the southeast corner of Remington Avenue and Flight Avenue in the City of Chino (Property) and east of the Chino Airport.

NOW, THEREFORE BE IT RESOLVED that the Board of Supervisors of the County of San Bernardino hereby declares (i) Appraisal No. 18-27 prepared by the Real Estate Services Department, dated June 18, 2018 is approved, (ii) the County's intention to lease said property pursuant to Government Code Sections 25526 et seq., and (iii) directs the Real Estate Services Department to conduct a lease by public auction in accordance with the terms set forth below:

PUBLIC AUCTION

APNs 1055-061-01, 1055-061-02, 1055-071-01, 1055-071-02 and portions of APNs 1055-051-01 and 1055-051-02 located at the southeast corner of Remington Avenue and Flight Avenue in the City of Chino (Property) and east of the Chino Airport

MINIMUM ACCEPTABLE BID TERMS

- 60-year lease term with options not to exceed 99 years.
- \$29 per square foot, 6% rate of return, and 3% annual escalations applied at every five-year increment of the lease term.
- 18-month entitlement period with the option to extend an additional six months upon the payment by Lessee of a \$300,000 non-refundable fee that is not applicable to the lease.
- Initial deposit of \$1,000,000 with twenty-five percent of the deposit, in the amount of \$250,000, to become immediately non-refundable upon acceptance of the bid at the auction and applicable to the first year's rent.

In accordance with California Government Code Section 25531, "Oral Bids", the following will apply:

"Before accepting any written proposal, the board shall call for oral bids. If, upon the call for oral bidding, any responsible person offers to purchase the property ... upon the terms and conditions specified in the resolution for a price ... exceeding by at least five percent, the highest written proposal which is made by a responsible person, such highest oral bid shall be finally accepted."

The auction shall take place at the County of San Bernardino Government Center, 385 N. Arrowhead Avenue – First Floor, San Bernardino, CA 92415 on **Thursday October 24, 2019 at 11:00 AM.**

Final acceptance of any bid will be subject to approval of the Board of Supervisors of the County of San Bernardino. The Board of Supervisors of the County of San Bernardino reserves the right to reject any and all bids and may withdraw the property from lease.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Bernardino, State of California, by the following vote:

AYES: SUPERVISORS: Janice Rutherford, Dawn Rowe, Curt Hagman,
Josie Gonzales

NOES: SUPERVISORS: None

ABSENT: SUPERVISORS: Robert A. Lovingood

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STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

I, **LYNNA MONELL**, Clerk of the Board of Supervisors of the County of San Bernardino, State of California, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by the Board of Supervisors, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of August 20, 2019. Item #48 jll

LYNNA MONELL
Clerk of the Board of Supervisors

By

Deputy

