

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN BERNARDINO
AND RECORD OF ACTION**

December 17, 2019

FROM

TERRY W. THOMPSON, Director, Real Estate Services Department

SUBJECT

Purchase and Sale Agreement for the Sale of Surplus Property in Bloomington

RECOMMENDATION(S)

1. Approve the sale of property owned by the County (**County Contract No. 19-820**), consisting of four parcels and approximately 3.62 acres, located on the southeast intersection of Cedar Avenue and Slover Avenue, in the unincorporated area of Bloomington [Assessor Parcel Numbers (APN) 0257-211-01, 02, 03 and 0257-221-01] to the David Wiener Trust, the highest bidder resulting from a public auction held on October 30, 2019, pursuant to Government Code Sections 25526 and 25363 (Four votes required).
2. Authorize the Chairman of the Board of Supervisors to execute the Purchase and Sale Agreement and Escrow Instructions for Auctions Sales and Grant Deed to convey said property to the David Wiener Trust.
3. Authorize the Director of the Real Estate Services Department to execute escrow instructions and any other documents and take any actions necessary to complete this transaction.

(Presenter: Terry W. Thompson, Director, 387-5252)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Operate in a Fiscally-Responsible and Business-Like Manner.

Ensure Development of a Well-Planned, Balanced, and Sustainable County.

FINANCIAL IMPACT

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost). The County General Fund will receive revenue in the amount of \$1,299,000 (1161161000) from the sale of this property to the David Wiener Trust (Wiener Trust) and will be relieved of any liability and maintenance obligations associated with the fee ownership.

The County received a deposit from the Wiener Trust in the amount of \$115,000 at the auction which is applicable to the purchase price.

BACKGROUND INFORMATION

The recommended actions will approve the sale of County-owned surplus property in the unincorporated area of Bloomington to the Wiener Trust for a purchase price of \$1,299,000.

On January 22, 2001, the County acquired title to approximately 3.62 acres of land located along the southeast corner of Cedar Avenue and Slover Avenue in the unincorporated area of Bloomington and referenced as APNs 257-211-01, 02, 03 and 0257-221-01 (Property). At that

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time, the Property was identified as a future site of the Bloomington Branch Library (Library). The Library was subsequently built on a larger County-owned site in Bloomington.

The Property has remained undeveloped and the County determined that the Property is no longer necessary for the uses and purposes for which it was acquired, and the Real Estate Services Department (RESA) was engaged to assist with the disposition of the Property by public auction.

On August 20, 2019 (Item No. 49), the Board approved Appraisal, No. 19-19, dated May 1, 2019 as prepared by Colliers International, which is on file with RESA. The appraisal established a value of \$1,150,000 for the property. The Board also adopted Resolution No. 2019-134, which declared the property surplus, authorized its sale by public auction, and approved the minimum bid of \$1,150,000.

On October 30, 2019, RESA held a public auction to sell the Property for a minimum bid of \$1,150,000 which resulted in the submittal of the highest bid in the amount of \$1,299,000 from the Wiener Trust. Approval of this bid is consistent with the minimum requirements established by the Board and will relieve the County of any additional cost, maintenance, and liability associated with this Property.

The disposition of this Property was reviewed pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from further environmental review in accordance with Section 15312 of the CEQA guidelines.

PROCUREMENT

County Policy 12-17 – Surplus Real Property allows for property that is no longer needed and has no economic reason for retention to be declared surplus and disposable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Robert Messinger, Principal Assistant County Counsel, 387-5455) on November 20, 2019; Finance (Monique Amis, Administrative Analyst, 387-4883) on November 26, 2019; and County Finance and Administration (Matthew Erickson, County Chief Financial Officer, 387-5423) on November 27, 2019.

(JG: 677-0477)

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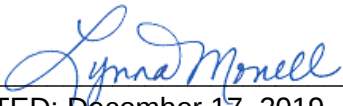
Record of Action of the Board of Supervisors
County of San Bernardino

APPROVED (CONSENT CALENDAR)

Moved: Robert A. Lovingood Seconded: Josie Gonzales

Ayes: Robert A. Lovingood, Janice Rutherford, Dawn Rowe, Curt Hagman, Josie Gonzales

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: December 17, 2019



cc: RESD- Thompson w/agree w/deed
Contractor- C/O RESD w/agree
File- w/agree w/deed w/map
la 12/18/2019