



# San Bernardino County

## Legislation Text

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**File #: 1427, Agenda Item #: 48**

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### **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, 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 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 (RES D) 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 RES D. 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, RES D 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)