



Agenda Item 19

DATE: February 24, 2015
TO: Board of Supervisors
FROM: Alan Weaver, Director *Alan Weaver*
Department of Public Works and Planning
SUBJECT: Sale of County Owned Surplus Property at 33175 W. Hidalgo Avenue, Cantua Creek (El Porvenir), CA 93608

RECOMMENDED ACTIONS:

1. **Acknowledge receipt and consider all sealed bids and call for oral bids for the sale of the property located at 33175 W. Hidalgo Avenue, Cantua Creek (El Porvenir), CA 93608 (APN 038-291-35ST).**
2. **Adopt the Resolution approving the sale of County owned surplus property and authorize the Chairman to execute a grant deed and other related documents to the successful bidder, if any.**

Approval of the recommended actions will sell to the highest bidder the County owned property located at 33175 W. Hidalgo Avenue, Cantua Creek (El Porvenir), CA 93608 (APN 038-291-35ST) and add the property to the tax rolls (see attached Exhibit "A"/Location Map).

ALTERNATIVE ACTION:

Not adopt the resolution approving the sale of County owned surplus property, which will result in the County maintaining ownership without resources to maintain the property.

FISCAL IMPACT:

The proceeds of the sale will be returned to the County's Community Development Block Grant (CDBG) program in accordance with the federal CDBG grant regulations. The funds will be deposited into the CDBG grant fund, whereby they must be reused for ongoing eligible grant activities.

ADMINISTRATIVE OFFICE REVIEW _____

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Official Action of
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Deputy

UNANIMOUS ☒ BORGEAS _____ MENDES _____ PACHECO _____ PEREA _____ POOCHIGIAN _____

DISCUSSION:

On January 13, 2015 your Board approved the Resolution declaring surplus and authorizing the Clerk to the Board to publish Notice of Intention to Sell County Owned surplus property and set today's date, February 24, 2015 at 2:00 P.M. for the public sale.

The residence is located at 33175 W. Hidalgo Avenue, Cantua Creek (El Porvenir), CA 93608. The property is a 4 bedroom, 1 bathroom, 1,120 square foot single-family residence with a carport, built in 1968. The County acquired the residence through foreclosure under the Housing Assistance Rehabilitation Program (HARP). The property was acquired by the County by Trustee's Sale on October 8, 2014, with an outstanding loan of \$32,425.05 owed on the HARP loan.

The property must be auctioned as prescribed in the Government Code unless another agency notifies the County in 60 days that they desire to negotiate a purchase for an eligible low-income housing activity. The Facilities Planning Committee is required to review and approve all property sales prior to declaring property surplus and setting a date for sale. However, the CAO waived the review and approval requirement for HARP foreclosure sales on March 4, 2011.

The residence was appraised for \$28,000 on October 31, 2014. In review of this appraisal comparable sales used within Subject Property neighborhood sold for \$15,000 to \$18,000 and is at the lower end of the value range considered by the appraiser. Historically, in order to attract prospective bidders it has been necessary to start the bidding at the lowest end of the value range. Therefore, staff recommended and your Board approved setting the minimum bid at \$15,000 to attract bidders.

In accordance with the California Government Code, letters were sent on December 8, 2014 to the Fresno County Housing Authority and the California Department of Housing and Community Development as other public agencies involved with eligible low-income housing activities operating in the jurisdiction of this property. At the time of this writing, staff has not received an expressed interest in utilizing the property.

The proposed procedure for the sale of this property is as follows:

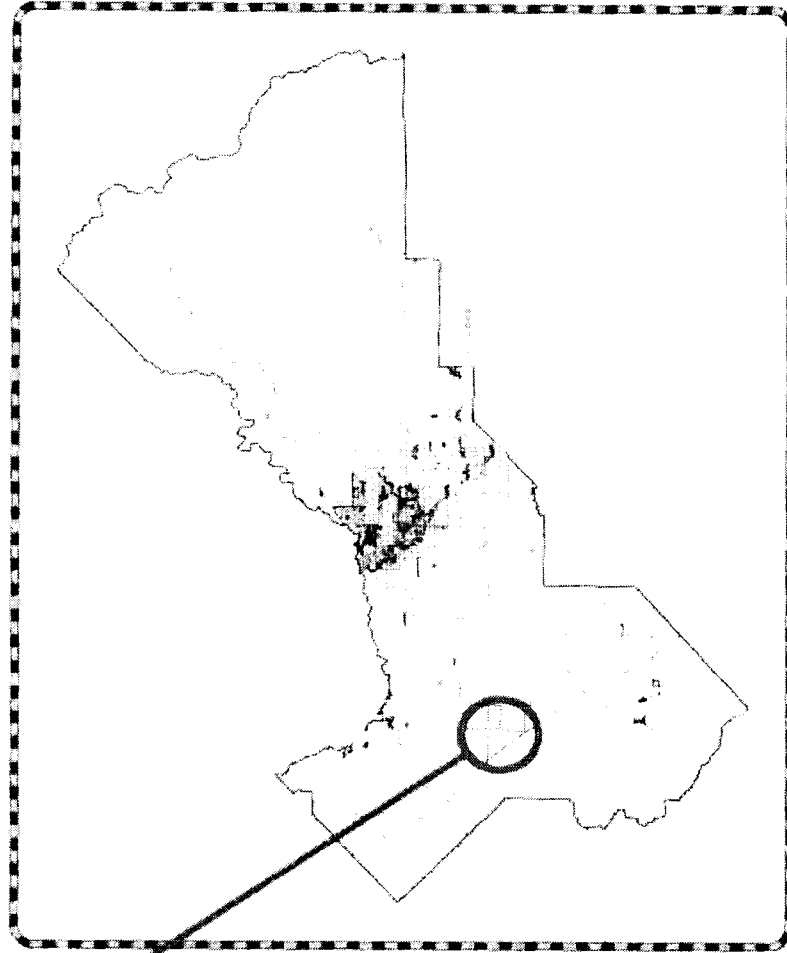
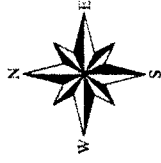
1. The minimum bid for the property is \$15,000.00.
2. All written bids shall be delivered to the Clerk to the Board of Supervisors by 2:00 p.m. the day of the auction in a sealed envelope labeled "Bid for 33175 West Hidalgo Avenue, Cantua Creek (El Porvenir)" accompanied by a certified or cashier's check in the sum of \$1,500.00 payable to the County of Fresno.
3. The Board, upon the opening of written bids, will ask for oral bids. All oral bidders who have not made a deposit must present a certified or cashier's check in the sum of \$1,500.00 payable to the County of Fresno upon making an oral bid. The starting oral bid must be at least 5 percent over the highest written bid accepted.
4. All unsuccessful bidders will have their checks returned to them by the Clerk to the Board upon completion of bidding. The \$1,500.00 deposit by the successful bidder is non-refundable.

5. The Board reserves the right to reject any and all bids if it deems it is in the best interest of the public. All proceedings for the sale of this property will be in accordance with the provisions of the California Government Code.
6. The successful bidder shall pay to the County the entire remaining balance of the purchase amount within 15 days after acceptance of the highest bid. Upon receiving the full purchase amount, the County will deliver to the purchaser a Grant Deed free and clear of encumbrances, except as apparent or of record, in "as is" condition.
7. In the event the first bidder cannot meet the requirements and deadlines of the sale, the Board may later award the bid to the runner-up bidder under the same terms as stated herein. Under such an event, the first bidder forfeits the \$1,500.00 deposit.

REFERENCE MATERIAL:

BAI# 28, January 13, 2015

EXHIBIT 'A'
LOCATION MAP
 33175 W. Hidalgo Avenue, Cantua Creek
 (El Porvenir), CA 93608



DEPARTMENT OF PUBLIC WORKS AND PLANNING

