



MARIPOSA COUNTY

Administration/Community Development · 966-3222



RESOLUTION - ACTION REQUESTED 2018-199

MEETING: May 1, 2018

TO: The Board of Supervisors

MINUTE ORDER ATTACHED

FROM: Dallin Kimble, County Administrative Officer

RE: Opening of Sealed Bids for Sale of Coulterville Property

RECOMMENDATION AND JUSTIFICATION:

Authorize the Board of Supervisors to Open the Sealed Bids Received for the Property Located at 5028 Broadway in Coulterville (APN 002-040-0190) and Accept or Reject the Highest Bid to Purchase the Property.

The property at 5028 Broadway in Coulterville (approximately 0.25 acres with a 1250 square foot home) was used as collateral to secure a business assistance loan that was funded in February 2014. No payments were made on the loan and the Board of Supervisors approved a request to foreclose on the property per the terms of the loan agreement in August 2014.

This item is intended to sell the property to the highest bidder in order to recoup incurred expenses including the amount of the loan, an outstanding mortgage and the cost of foreclosure. The minimum bid price has been set at \$75,000. The Board of Supervisors approved a resolution announcing the County's intent to sell this property on March 27, 2018. Sealed proposals will be accepted until 9:00 a.m. on Tuesday, May 1, 2018.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

February 2014: An Economic Development Business Assistance Loan was issued with the property at 5028 Broadway in Coulterville as collateral.

August 5, 2014: The Board of Supervisors approved a request to foreclose on the property per the terms and default status of the loan. Staff continued to work with the borrower to find a satisfactory repayment option.

October 2016: The foreclosure process proceeded as an attempt to collect a debt of \$17,255.83 owed to the County. No payments were made in 30 months.

June 6, 2017: The Board adopted a resolution declaring the Board's intent to sell real property located at 5028 Broadway in Coulterville.

Resolution - Action Requested 2018-199

July 11, 2017: The Board scheduled a meeting to open sealed bids. No bids were received.

September 19, 2017: The Board adopted a resolution declaring the Board's intent to sell real property located at 5028 Broadway in Coulterville.

October 10, 2017: The Board scheduled a meeting to open sealed bids. One sealed bid was received, but the required deposit was not made and the bid was disqualified.

March 27, 2018: The Board adopted a resolution declaring the Board's intent to sell real property located at 5028 Broadway in Coulterville.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Do not sell the property. Staff would need direction on whether to change the minimum bid, hire a realtor, or follow some other course of action.

FINANCIAL IMPACT:

If successful, funds would be used to satisfy associated costs and restore defaulted loan dollars to the business assistance loan program.

ATTACHMENTS:

BID SHEET_501 (DOCX)

PUBLIC NOTICE-Coulterville_501_revised (DOC)

reso_5_01 (PDF)

RESULT: ADOPTED [UNANIMOUS]

MOVER: Merlin Jones, District II Supervisor

SECONDER: Marshall Long, District III Supervisor

AYES: Smallcombe, Jones, Long, Cann, Menetrey



COUNTY of MARIPOSA


P.O. Box 784, Mariposa, CA 95338 (209) 966-3222



ROSEMARIE SMALLCOMBE, CHAIR
MILES MENETREY, VICE-CHAIR
MERLIN JONES
MARSHALL LONG
KEVIN CANN

DISTRICT I
DISTRICT V
DISTRICT II
DISTRICT III
DISTRICT IV

MARIPOSA COUNTY BOARD OF SUPERVISORS MINUTE ORDER

TO:	DALLIN KIMBLE/County Administrative Officer; TARA SCHIFF/Economic Development Specialist
FROM:	RENÉ LaROCHE, Clerk of the Board 
SUBJECT:	Authorize the Board of Supervisors to Open the Sealed Bids Received for the Property Located at 5028 Broadway in Coulterville (APN 002-040-0190) and Accept or Reject the Highest Bid to Purchase the Property
RESOLUTION:	18-199

The following action was taken by the Mariposa County Board of Supervisors on **May 1, 2018**:

1. Administration/Community Development RES-2018-199

Authorize the Board of Supervisors to Open the Sealed Bids Received for the Property Located at 5028 Broadway in Coulterville (APN 002-040-0190) and Accept or Reject the Highest Bid to Purchase the Property

Dallin Kimble/County Administrative Officer gave the staff report. No public input. René LaRoche/Clerk of the Board opened two bids and presented them to Chair Smallcombe who announced that one bid was received from Marvita Seawell and the other was from Karen A. Farrell. She then handed the bids to Steven W. Dahlem/County Counsel to review for compliance with the auction terms and conditions. County Counsel noted that the bid from Marvita Seawell is not accepted as the required deposit was not received prior to 9:00 AM this morning. He also noted that the bid from Karen A. Farrell was for \$78,500, was in the proper form, and was in compliance as the required deposit was received prior to 9:00 AM.

ACTION: Under motion of Supervisor Jones, with a second by Supervisor Long, the Board unanimously approved Resolution 2018-199 accepting the bid of Karen A. Farrell, with the condition that the remaining balance be paid to Inter-County Title Company by 3:00 PM today.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Merlin Jones, District II Supervisor
SECONDER: Marshall Long, District III Supervisor
AYES: Smallcombe, Jones, Long, Cann, Menetrey