



MARIPOSA COUNTY

Administration • 966-3222



RESOLUTION - ACTION REQUESTED 2019-305

MEETING: June 4, 2019
TO: The Board of Supervisors
FROM: Dallin Kimble, County Administrative Officer
RE: Approve the Agreement to Purchase Real Property at 5300 Highway 49

RECOMMENDATION AND JUSTIFICATION:

PUBLIC HEARING: Approve an Agreement to Purchase the Real Property Located at 5300 Highway 49N in Mariposa for a Health Clinic and County Office (\$675,000); and authorize the Board Chair to sign documents to close escrow and complete the purchase. **(CONTINUED FROM MAY 28, 2019)**

The property at APN 013-010-0330 is a single 1.59-acre parcel currently owned by Robert and Carolyn Rose. The property was appraised for \$625,000 and the assessed value is \$825,000. The County submitted a backup offer equal to the asking price of \$675,000 after the property went into escrow with another buyer; the previous escrow has since been canceled by the seller and the County's offer has been accepted.

Several inspections have been completed on the property while in escrow, including a pest inspection, home inspection, preliminary title report, roof inspection and a natural hazard disclosure. Staff has obtained copies of all leases for tenants in the building.

Staff recommends the Board issue a note to the County treasury to fund this acquisition. Once acquired, the County would rent this building to the Mariposa County Health and Human Services Agency (HHSA) and the existing tenant.

Because the process of obtaining that note is not yet complete, staff is recommending the Board open the public hearing and continue it to the May 28, 2019, meeting. The Board will be able to discuss and potentially approve both the financing and the purchase agreement at that time.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The realtor for the sellers, John Thor, reached out to the County in February of this year regarding the County's interest in this property. Staff toured the facility and reviewed all associated documents and, finding an interest in the property, pursued the acquisition. An offer was discussed in closed session at the April 9, 2019, Board meeting and accepted on April 18, 2019. The County's offer is contingent on financing

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and Board approval.

The County is currently in escrow on this property. The Board approved a Resolution of Intention to purchase the property at its April 23, 2019, regular meeting (Resolution 19-226). Approval of this agreement will authorize the completion of the purchase.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Do not approve this resolution. The County will not buy this property or staff will require additional direction.

FINANCIAL IMPACT:

The purchase of this property is not anticipated to require General Fund dollars as HHSa will be leasing the property for an amount equal or greater than the loan payments.

ATTACHMENTS:

Purchase Agreement Rose 5300 CA-49 (PDF)
Cancellation of Previous Contract (PDF)
Rose Receipt for Reports(PDF)
Rose Verification of Property Condition (PDF)
Rose Natural Hazard Disclosure (PDF)
Rose Public Notice(PDF)

RESULT: ADOPTED [UNANIMOUS]

MOVER: Marshall Long, District III Supervisor

SECONDER: Merlin Jones, District II Supervisor

AYES: Smallcombe, Jones, Long, Cann, Menetrey