



# Mendocino County

## Legislation Text

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File #: 19-0785, Version: 1

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**To:** Board of Supervisors

**From:** Executive Office

**Meeting Date:** September 10, 2019

**Department Contact:** Carmel J. Angelo

**Phone:** 463-4441

**Department Contact:** Janelle Rau

**Phone:** 463-4441

**Item Type:** Consent Agenda

**Time Allocated for Item:** N/A

**Agenda Title:**

Ratification of Purchase Agreement, for the Purchase of Real Property in the Amount of \$423,000 Located at 631 South Orchard Street, Ukiah; and Authorization for the Purchasing Agent or Designee to Sign and Execute Any and All Agreements, Amendments and Other Documents Related to the Purchase of Real Property at 631 South Orchard Street, Ukiah (APN No. 002-340-44-00), and Authorize Chair to Sign Same

**Recommended Action/Motion:**

Ratify Purchase Agreement and Escrow Instructions, for the purchase of Real Property in the Amount of \$432,000 located at 631 South Orchard Street, Ukiah; and authorize the Purchasing Agent or designee to sign and execute any and all Agreements, amendments and other documents related to the purchase of real property at 631 South Orchard Street, Ukiah (APN No. 002-340-44-00), and authorize Chair to sign same.

**Previous Board/Board Committee Actions:**

May 23, 2017, the County entered into an Agreement with Redwood Community Services (RCS), which provided RCS with \$380,000 of Mental Health Wellness Grant funding towards the purchase and construction of a Crisis Residential Treatment (CRT) center in Mendocino County. Those funds were used to purchase this property. On August 20, 2019, an announcement was made during open session of the Board of Supervisors meeting regarding the intent to purchase property located at 8207 East Road, Redwood Valley (APN No. 163-140-14).

**Summary of Request:**

The County and RCS have agreed to terms on the purchase of the undeveloped real property located at 631 South Orchard Street in Ukiah.

The purchase price for the property includes a release of RCS' obligations under a prior contract with the County. Specifically, on May 23, 2017, the County entered into an Agreement with Redwood Community Services (RCS), which provided RCS with \$380,000 of Mental Health Wellness Grant funding towards the purchase and construction of a Crisis Residential Treatment (CRT) center in Mendocino County. Those funds were used to purchase this property.

Unfortunately, RCS was unsuccessful in attempting to leverage additional funding to construct a facility on the land. RCS has agreed to transfer the land to the County, in exchange for a release from its obligations under

the 2017 contract. As part of the Agreement, the County will also pay RCS an additional \$43,000 to cover certain out-of-pocket expenses that affirmatively increased the value of the land. Between the two agreements, the total purchase value is \$423,000. The County has also agreed to allow RCS a right of first refusal if the County sells the property in the next ten years.

**Alternative Action/Motion:**

Do not approve agreement and escrow instructions and provide alternative direction to staff.

**Supplemental Information Available Online at:** n/a

**Fiscal Impact:**

**Source of Funding:** Mental Health Wellness Grant **Budgeted in Current F/Y:** Yes  
funding

**Current F/Y Cost:** \$43,000 (\$380,000 already allocated) **Annual Recurring Cost:** n/a

**Supervisory District:** District 2

**Vote Requirement:** Majority

**Agreement/Resolution/Ordinance Approved by County Counsel:** Yes

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**CEO Liaison:** Janelle Rau, Deputy CEO

**CEO Review:** Yes

**CEO Comments:**

**FOR COB USE ONLY**

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Executed By: Lindsey Dunham, Deputy Clerk I

Date: September 11, 2019

Final Status: **Approved**



**Agreement Number:** 19-226