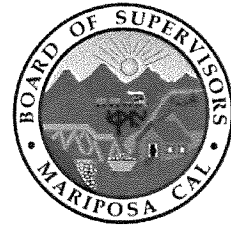




MARIPOSA COUNTY

Administration · 966-3222



RESOLUTION - ACTION REQUESTED 2021-12

MEETING: January 5, 2021
TO: The Board of Supervisors
FROM: Dallin Kimble, County Administrative Officer
RE: Darrah Schoolhouse Bids / Lease

RECOMMENDATION AND JUSTIFICATION:

Open Sealed Bids for the Darrah Schoolhouse Lease; Award the Successful Bid; and Authorize the Board of Supervisors Chair to Sign a Lease with the Terms Specified (Subject to Approval as to Legal Form by County Counsel).

Staff recommends accepting sealed bids that have been submitted for the lease of the Darrah Schoolhouse. If the highest bid is from a responsible party, aligns with the specified use, and exceeds the advertised minimum terms, staff further recommends award of the lease.

Various community needs assessments and surveys have identified the need for additional child care and preschool facilities in Mariposa County. The Darrah Schoolhouse housed the Kiwanis Preschool from 2007 - 2018 and continues to be a suitable site for the care and education of young children.

Pursuant to California Government Code Section 25526, the County has noticed the desire to lease property at 5991 Darrah Road, commonly known as the Darrah Schoolhouse, for use related to the care and education of young children. The proposed term is for December 1, 2020 - June 30, 2024. The minimum consideration, as included in the notice, is one hundred dollars (\$100) per month for the first three months, seven hundred dollars (\$700) per month for months four through six, and one thousand dollars (\$1,000) per month thereafter. A copy of the remaining terms in the proposed lease is attached for reference.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

California Government Code Sections 25520 - 25539.10 prescribe the process for the lease of County property valued over two thousand dollars (\$2,000). The first step, adoption a resolution of intention to lease by two-thirds vote, was completed on October 27, 2020, with Resolution 2020-645. The resolution of intention must then be noticed for at least three weeks; this was done in the Mariposa Gazette.

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Sealed bids from parties interested in leasing the advertised property are required to be submitted on or before the date specified in the resolution (November 24, 2020). At the regularly-scheduled board meeting on this date, the board chair will open and announce the sealed bids and call for oral bids. New oral bids may then be offered, each at least five percent more than the highest proposal. Bidders must submit payment for no less than ten percent of the sales price at the time of bidding.

Upon completion of the bidding, the Board can make an immediate decision but may take up to ten days to either accept the highest bid or reject all bids. Staff will then receive direction to either execute the sale or move forward in some other way.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Reject all bids. The Darrah Schoolhouse will remain vacant at this time. The Board may provide direction related to the use or future lease of the property.

Continue the item for a decision at a future date. The Board has up to ten days to select the highest bid or reject all bids.

FINANCIAL IMPACT:

The proposed lease will generate not less than \$39,400 over 43 months.

ATTACHMENTS:

Darrah Schoolhouse Blank Lease (PDF)

RESULT: ADOPTED [UNANIMOUS]

MOVER: Miles Menetrey, District V Supervisor

SECONDER: Wayne Forsythe, District IV Supervisor

AYES: Sweeney, Forsythe, Smallcombe, Long, Menetrey