SWEETWATER SPRINGS WATER DISTRICT

TO: Board of Directors **AGENDA NO. V-B**

FROM: Steve Mack, General Manager

Meeting Date: September 4, 2014

SUBJECT: APPROVAL OF A SALES CONTRACT FOR DISTRICT PROPERTY AT 14335 WOODS AVE., GUERNEVILLE, WITH STACY JARDINE

RECOMMENDED ACTION: Approve Resolution 14-17 which authorizes the General Manager to execute a sales contract for District property at 14335 Woods Ave., Guerneville, with Stacy Jardine.

FISCAL IMPACT: Sales price is $16,108.

DISCUSSION:

The parcel at 14335 Woods Ave., Guerneville is owned by the Sweetwater Springs Water District (District), has had no known use by the District and staff know of no future use of this property by the District. The District Lands Strategy suggested making available parcels that have no known future use by the District but possible future use by the public, available for sale. This parcel was one of the many parcels on the unneeded District property list that was offered to the school district and to the County affordable housing agency back in 2010, as required by State law. None of these agencies expressed interest.

Some time ago a neighbor to this property asked about the possibility of sale of the parcel to her. The District had the parcel appraised and received an estimated appraisal report value of $35,000. The parcel is approximately 5,230 square feet in size and has public water and sewer access – it is a buildable lot.

The District recognized that sale of property in this category should be offered to the public in general as part of a sales process. As such, the parcel was advertised in the Sonoma West Times, by a for sale sign on the property and by flyers to the surrounding neighborhood houses. The sale of the property was open to sealed bid offers from July 15, 2014 until 3 pm on August 5, 2014. The District received one offer of $16,108 from Stacy Jardine. The District Board accepted the offer in closed session at the August 7, 2014 Meeting. The Board can authorize the General Manager to execute the sales contract with Stacy Jardine with the passage of Resolution 14-17.

Resolution No. 14-17

A Resolution of the Board of Directors of the Sweetwater Springs Water District Authorizing the General Manager to Execute the Sale of the Parcel at 14335 Woods Ave., Guerneville to Stacy Jardine

WHEREAS, the District owns the parcel at 14335 Woods Ave., Guerneville, CA 95446; and

WHEREAS, in 2010 the District developed a strategy for unneeded parcels that encouraged the sale of unneeded parcels with possible interests to the neighborhood or to others to the general public; and

WHEREAS, a neighbor to the Woods Ave. parcel had expressed interest in acquiring the parcel; and

WHEREAS, the District had the Woods Ave. parcel appraised and the appraisal report came back with an estimated value of $35,000; and

WHEREAS, the District offered the parcel for sale to the general public through newspaper advertisement, flyers to the neighborhood and for sale signs; and

WHEREAS, Stacy Jardine made a sealed bid offer of $16,108 and this was the only offer received for the parcel by the closing date and time of the public offering.

NOW, THEREFORE BE IT RESOLVED, that the District Board of Directors hereby authorizes and directs the General Manager to execute the sales contract with Stacy Jardine for the parcel at 14335 Woods Ave., Guerneville, at a sales price of $16,108.

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly and regularly adopted and passed by the Board of Directors of the SWEETWATER SPRINGS WATER DISTRICT, Sonoma County, California, at a meeting held on September 4, 2014, by the following vote.

Director	Aye	No
Sukey Robb-Wilder	_____	_____
Tim Lipinski	_____	_____
Richard Holmer	_____	_____
Gaylord Schaap	_____	_____
Victoria Wikle	_____	_____

_____
Richard Holmer
President of the Board of Directors

_____
Attest: Julie A. Kenny
Clerk of the Board of Directors