

Central Services
Joan Araujo, Director

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Brian D'Anna, Acting Director

Roads & Transportation
Anitha Balan, Director

Water & Sanitation
Joseph Pope, Director

Watershed Protection
Glenn Shephard, Director

June 27, 2023

Board of Supervisors
County of Ventura
800 South Victoria Avenue
Ventura, California 93009

Subject: Conduct a Public Hearing Regarding Proposed Purchase of Real Property Located at 720 N. Ventura Road in the City of Port Hueneme (Property) from The Witt and Kroger Living Trust, UTD September 18, 2020, John Richard Witt, Jr. and Marietta Kroger, Trustees (Undivided 50% Interest) and Jonathan Richard Weisfuss (Undivided 50% Interest) for \$2,440,000 for the Ventura County Youth Wellness Center; Authorization for the Director of the Public Works Agency or Designee to Accept and Execute the Agreement for the Purchase and Sale of the Property and Related Documents; Authorization for the Auditor-Controller to Make Payments Not to Exceed \$2,440,000 to Complete the Purchase and Sale and Pay Closing Costs and to Process the Necessary Accounting Transactions to Adjust Appropriations and Fund Balance; Supervisorial District No. 5. (Recommendation No. 4 Requires 4/5ths Vote)

Recommendations:

1. Conduct a public hearing regarding the proposed Agreement for Purchase and Sale (Agreement) (Exhibit 3), between the County of Ventura and The Witt and Kroger Living Trust, UTD September 18, 2020, John Richard Witt, Jr. and Marietta Kroger, Trustees (Undivided 50% Interest) and Jonathan Richard Weisfuss (Undivided 50% Interest) for County's purchase of the real property located at 720 N. Ventura Road in the city of Port Hueneme for \$2,440,000, including closing costs.



Discussion:

The Ventura County Youth Wellness Center (VCYWC) program is proposed to expand the current wellness center concept into a community setting in the south Oxnard area, specifically Port Hueneme. The proposed site for the VCYWC is located at 720 N. Ventura Rd., Port Hueneme (Property). This area was identified as high need due to the high crime rates, socioeconomic demographics, high domestic violence rates, and lack of wellness focused on early intervention services. The VCYWC would be a new Ventura County Behavioral Health (VCBH) non-school based, community focused resource center in Ventura County designed to serve vulnerable youth and families, many of whom are low-income and Spanish-speaking recent immigrants. The VCYWC program would align with the Wellness System of Care for youth; the Wellness System work in our county continues to be guided by AB 2083 and the Inter-Agency Leadership Team of Ventura County. There would be ongoing collaboration within the Health Care Agency including Behavioral Health and Public Health, the Human Service Agency, Ventura County Probation Agency, Ventura County Office of Education, and Tri-Counties Regional Center. The VCYWC's services would provide access to a vast network of supportive services under one roof, including mental health intervention, counseling, education referrals, suicide prevention, substance use and drop-out prevention, early childhood resiliency interventions, and outreach to high-risk youth and their families to address social determinants of health.

The Property proposed to be purchased for the VCYWC fits into the County's overall strategic plan to acquire property to house County operations and provide efficiencies and reductions in County operating costs. The Property consists of one parcel with a lot size of 19,398 sq. ft. improved with a two-story 9,892 sq. ft. multi-tenant office building (Building).

The negotiated sale amount is \$2,400,000. This equates to a per-square-foot price of \$242.62. If the County were to construct a comparable building, the anticipated cost would be \$500-\$600/sf. The Property was originally listed for sale for \$3,000,000, but Public Works Agency Real Estate Services negotiated a purchase price of \$2,400,000, which represents the fair market value based on current sales of comparable properties. Forty thousand dollars would be allocated to cover the County's closing costs in escrow, and the Seller would deliver the property 100% vacant to the County by the close of escrow.

VCBH applied for and has been conditionally awarded a grant from the California Department of Health Care Services Behavioral Health Continuum Infrastructure Program Round 4 (BHCIP), which will be presented to your board in the coming months. The BHCIP Round 4 grant conditional award is \$6,431,032 and requires a funding match of \$601,032. If the purchase of the Property is approved by your Board, VCBH will use Mental Health Services Act Capital Facilities and Technology Needs funds for the



purchase and the grant match. VCBH will record the grant as other revenue when funding is received from DHCS.

General Services Agency inspected the building at the Property and has determined that, although there is some deferred maintenance, the Building and tenant improvements are in good overall condition.

On May 16, 2023, the Board adopted a notice and resolution of intention to purchase the property and found the proposed purchase to be categorically exempt from the California Environmental Quality Act.

The County submitted the proposed transaction to the city of Port Hueneme as required by Government Code section 65402, and Port Hueneme's staff confirmed that the proposed transaction is consistent with its General Plan.

This letter and the Agreement for Purchase and Sale have been reviewed by the County Executive Office, the Auditor-Controller's Office, and County Counsel.

If you have any questions regarding the fiscal and narrative portions of this letter, please contact Scott Powers at 805-677-8761. If you have any questions regarding the purchase or sale portions of this letter, please contact George Andrade, Real Estate Services Manager, at 805-654-2402 or Joan Araujo at 805-654-2084. For questions regarding the program use, please contact Scott Gilman, VCBH Director, at 805-981-2214.

Sincerely,

Joan Araujo
Director, Central Services

Attachments:
Exhibit 1 – Vicinity Map
Exhibit 2 – Location Map
Exhibit 3 – Agreement for Purchase and Sale



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