

county of ventura



March 12, 2019

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

Jeff Pratt
Agency Director

Central Services
Joan Araujo, Director

Engineering Services
Christopher Cooper, Director

Transportation
David Fleisch, Director

Water & Sanitation
Michaela Brown, Director

Watershed Protection
Glenn Shephard, Director

Subject: **Approve Acquisition of Real Property Adjacent to Oak Dell Park from Ventura County Council, Boy Scouts of America on Behalf of the General Services Agency Parks Department; and Authorize the Director of Public Works, or His Designee, to Execute, Accept, and Record the Required Real Property Acquisition Documents, as Applicable. Supervisorial District 1.**

Recommendations:

1. Approve the attached Real Property Acquisition Agreement (Exhibit 1) and Grant Deed (Exhibit 2) with the Ventura County Council, Boy Scouts of America (BSA), for the purchase of real property on behalf of the General Services Agency Parks Department (GSA-Parks) in unincorporated Ventura County, as depicted on Exhibit 3.
2. Authorize the Director of Public Works, or his designee, to execute, accept, and record the real property acquisition documents (Exhibits 1 and 2), as applicable.

Fiscal/Mandates Impact:

Mandatory:	No
Source of Funding:	GSA Parks Department
Funding Match Required:	No
Impact on Other Departments:	N/A



	<u>FY 2018-19</u>	<u>FY 2019-20</u>
Summary of Revenues and Costs:		
Revenue:	\$ 0	\$ 0
Costs:		
Direct	\$ 192,411	\$ 0
Indirect – Agency/Dept.	\$ 0	\$ 0
Indirect – CAP	\$ 0	\$ 0
Total Costs	\$ 192,411	\$ 0
Net Cost	\$ 192,411	\$ 0
Recovered Indirect Costs	\$ 0	\$ 0

Current Fiscal Year Budget Projections:

Current FY 2018-19 Budget Projection GSA-Parks Department Capital Projects – Unit 4763				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$1,429,281	\$1,664,643	\$1,657,848	(\$6,795)
Revenue	\$ 534,151	\$ 641,151	\$ 669,356	\$28,205
Operating Gain/(Loss)	(\$895,130)	(\$1,023,492)	(\$988,492)	(\$35,000)

*The Table above includes interest earnings, interest expense and contributions. Sufficient appropriations are included in the FY 2018-19 Adopted Budget for this item.

Discussion:

BSA Scout Executive and C.E.O., David J. Jones, approached the County in July of 2018 with information that BSA was considering the sale of real property that it owns in Oak View between the Oak View Community Center and Oak Dell Park, a local County park facility, and wanted to know if the County would be interested in purchasing the 1.04-acre parcel. The BSA property and Oak Dell Park share a parking lot that rests on both properties. GSA-Parks informed BSA of its interest in acquiring the property to avoid any uncertainty regarding GSA-Parks' access over the portion of the parking lot that is located on the BSA property, and to acquire additional park land for a well-used park.

After reviewing an appraisal BSA had prepared for the property, the Real Estate Services Division of the Public Works Agency concurred with the appraised value of the property and made a purchase offer on behalf of GSA-Parks for the full-appraised value of the property. Said purchase offer is contingent upon the approval of the purchase and sales price by your Board. The purchase will be made directly from BSA and there are no real estate brokers involved in this transaction.



If the purchase is consummated, GSA-Parks will evaluate the condition of an existing structure on the property that functioned as a clubhouse for the local BSA youth program. Depending on the results of that assessment, GSA-Parks may renovate the structure or replace it with another facility to offer additional recreation opportunities to the public.

This Board letter and the attached acquisition documents have been reviewed by the County Executive Office, the Auditor-Controller's Office, County Counsel, the General Services Agency, and the Public Works Agency.

If you have any questions regarding this item, please call Charles Alvarez, Manager of the Real Estate Services Division, at 654-2402, or the undersigned at 654-2084.

Respectfully,



Joan Araujo, Director
Central Services Department

Attachments:

- Exhibit 1 – Real Property Acquisition Agreement
- Exhibit 2 – Grant Deed 1443.2F
- Exhibit 3 – Location Map

