



DEPARTMENT OF PUBLIC WORKS

Quality, Excellence, Innovation

Raul M. Rojas
DIRECTOR

R October 20, 2020



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Marin County Board of Supervisors
3501 Civic Center Drive
San Rafael, CA 94903

SUBJECT: Resolution Issuing a Notice of Intent to Purchase Real Property Located at 3301 Kerner Boulevard, San Rafael, from Dennis Gilardi and Susan Gilardi.

Dear Board Members:

Accounting

RECOMMENDATION:

Airport

1. Approve and authorize the President to execute the Resolution.
2. Order the Clerk of the Board to publish a Notice of Intent to Purchase Real Property three (3) times in the Marin Independent Journal, the first time on October 20, 2020, the second time on October 27, 2020, and the third time on November 3, 2020.

Building Maintenance

Capital Projects

Certified Unified Program Agency (CUPA)

SUMMARY: The California Department of Housing and Community Development (HCD) issued approximately \$600 million of Homekey Program competitive grant funding in a statewide effort to rapidly expand housing for persons who are currently experiencing or at-risk of homelessness, and who are impacted by COVID-19. To participate in the Homekey Program, Dennis Gilardi and Susan Gilardi (Owners) have offered to sell 3301 Kerner Blvd, San Rafael to the County. At the direction of your Board, the Real Estate Division in concert with the Community Development Agency has negotiated with Owners for the purchase at fair market value as determined by an appraisal conducted by Semple Appraisals, Inc. for \$7,200,000. County staff has conducted due diligence investigations including title research, a facility needs assessment, and an Americans with Disabilities Act Assessment.

Communications Maintenance

County Garage

Disability Access

Engineering & Survey

Flood Control & Water Resources

Land Development

Purchasing

Real Estate

Pursuant to California Government Code Section 25350 and 6063, the County is required to publish a Notice of Intent when purchasing real property. If the purchase is approved, the County will be making findings pursuant to the California Environmental Quality Act that the acquisition of the Property is exempt from environmental review as set forth in Health and Safety Code Section 50675.1.2.

Reprographic Services

County Counsel has reviewed and approved the attached Resolution and Notice of Intent as to form. Staff anticipates returning to your board on November 10, 2020 to present the Purchase and Sale Agreement for your consideration.

Road Maintenance

Stormwater Program

Transportation & Traffic Operations

Waste Management

Revised #7

FISCAL IMPACT: If the County chooses to go forward with the acquisition, there would be no impact to General Fund net County cost as a result of this recommendation. Funds would be available from HCD through the Homekey grant and would be transferred directly to escrow. Funds for the required match to purchase this property would be available from the City of San Rafael Housing Trust Fund.

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|---------------------|--|---|
| REVIEWED BY: | <input type="checkbox"/> Department of Finance | <input checked="" type="checkbox"/> N/A |
| | <input checked="" type="checkbox"/> County Counsel | <input type="checkbox"/> N/A |
| | <input checked="" type="checkbox"/> County Administrator | <input type="checkbox"/> N/A |
| | <input type="checkbox"/> Human Resources | <input checked="" type="checkbox"/> N/A |

Respectfully submitted,



Christy Voyles
Interim Chief Real Property Agent
Real Estate Division



Leelee Thomas
Planning Manager
Community Development Agency

Attachment: Resolution
Notice of Intent



Eric Lueder