



County Real Estate Update

January 23, 2024

Purpose

- ▶ Continuing from the prior full Board update on November 7, 2023
- ▶ Seeking guidance on several real estate items
 - ▶ Norton Hall
 - ▶ Historic Courthouse
 - ▶ Dunnigan Federal Surplus Property
 - ▶ Pine Tree Gardens West
 - ▶ Clarksburg Property

Norton Hall Reuse



Norton Hall Reuse

- ▶ Norton Hall currently houses the Agriculture Department and the UC Cooperative Extension Office.
- ▶ Staff are currently planning to relocate Agriculture Department to 120 West Main Street as stated in the Capital Improvement Plan.
- ▶ Staff have begun discussions about relocating UC Cooperative Extension to 120 West Main Street.
- ▶ Common Spirit (Dignity Health) expressed interest to relocate the Adult Day Health Center to Norton Hall.

Norton Hall Reuse - Actions?

- ▶ **Authorize staff to enter negotiations with Common Spirit to reuse Norton Hall and an adjacent Agriculture corporation yard building.**
- ▶ **Direct staff to return with a work authorization and submit funding request for A&E services to relocate UC Cooperative Extension.**

Norton Hall Reuse - Questions?



Historic Courthouse Re-Use



Historic Courthouse Re-Use

- ▶ The Historic Courthouse consists three floors, of which the lower two floors are occupied by the Probation Department, and the top floor is unoccupied.
- ▶ Approximately 11,260 square feet exists for reuse into office space.
- ▶ Staff propose restoring third floor to prior general government use.
- ▶ Potential occupants for reuse are County Administrator's Office, County Counsel's Office, Human Resources Department, Board of Supervisors and Board-related support units.

Historic Courthouse Re-Use (cont'd)

- ▶ Reuse allows reopening of the floor for public use, including educational and non-profit use of the historic courtroom.
- ▶ Selecting occupants should be based on adjacency needs to other departments and functions.
- ▶ Requirements for public access and security needs, particularly accessible public access needs, will drive design choices.
- ▶ Moving department(s) out of the County Administrative Center (CAC) to the Historic Courthouse provides future reuse opportunities for the CAC.

Historic Courthouse Re-Use - Action?

- ▶ Estimated costs will adjust as project scope is better defined through architectural & engineering (A&E) process.
- ▶ **Direct staff to return with a work authorization and submit funding request for A&E services.**

Historic Courthouse Re-Use - Questions?



Dunnigan Federal Surplus Property



Dunnigan Federal Surplus Property

- ▶ The Federal Government is currently surplusing a 2.8 acre property located within Dunnigan.
- ▶ Location of the site is ideal for future civic use if the Dunnigan community expands with new residential development.
- ▶ Potential concepts are government offices to house various public facing departments (HHSA, ACE, DCS, etc.), a broadband hub site, library, and/or park and additional HHSA-related housing concepts.
- ▶ Federal Government will appraise property at fair market value to sell to local agencies if any local agency expresses interest.

Dunnigan Federal Surplus Property - Action?

- ▶ **Authorize staff to file a letter of interest for this property.**
 - ▶ Action is non-binding, and the Federal Government will require a Board approved formal application at a future date, followed by further discussions with the federal government regarding the acquisition process.

Dunnigan Federal Surplus Property - Questions?



Pine Tree Gardens West

- ▶ Since the last update, staff became aware of an opportunity to purchase Pine Tree Gardens West in Davis.
- ▶ The site currently serves to support adult mental health services.
- ▶ The County already facilitated the purchase of Pine Tree Gardens East with Yolo County Housing and New Hope CDC.
- ▶ Purchase of this property will enable the County to continue to support vulnerable adult clients.
- ▶ County has an opportunity to purchase the property at a highly discounted amount.

Pine Tree Gardens West - Action?

- ▶ **Authorize staff to begin negotiations for purchase and return to the Board with a funding plan.**

Pine Tree Gardens West - Questions?



Clarksburg Property



Clarksburg Property

- ▶ Potential opportunity for 4.0 acre parcel with 300' of waterfront access for a mixed community park (playground, gathering space) & regional park (fishing pier and possible non-motorized boat launch)
- ▶ Opportunity aligns with Board-approved General Plan and Parks Master Plan.
- ▶ Risk includes property in flood zone and needs Reclamation District 999 concurrence, State Central Valley Flood Protection Board approval, and US Army Corps of Engineers approval.
- ▶ Possible funding available from several state grant sources.

Clarksburg Property - Action?

- ▶ Direct staff to explore with property owner if a naming right is possible for a largely reduced acquisition price.
- ▶ Authorize staff to discuss with Reclamation District 999 to determine if RD999 support exists for a Clarksburg Park.
- ▶ Direct County staff to examine the feasibility of development in flood risk area.

Clarksburg Property - Questions?



Conclusion

- ▶ Summation of requested actions:
 - ▶ Authorize staff to enter negotiations with Common Spirit to reuse Norton Hall and an adjacent Agriculture corporation yard building.
 - ▶ Direct staff to return to the Board with a UC Cooperative Extension Relocation work authorization and develop funding request for A&E services.
 - ▶ Direct staff to return to the Board with a Historic Courthouse Reuse A&E services work authorization and develop funding request for A&E services.
 - ▶ Authorize staff to file a letter of interest for the Dunnigan Federal Surplus Property.
 - ▶ Direct staff to explore with Clarksburg property owner if a naming right is possible for a largely reduced acquisition price.
 - ▶ Authorize staff to discuss with Reclamation District 999 to determine if RD999 support exists for a Clarksburg Park.
 - ▶ Direct County staff to examine the feasibility of Clarksburg development in flood risk area.