

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
June 9, 2009
9:30 a.m.

To: Board of Supervisors

From: Craig A. Kramer, Acting Director
Facility Planning, Architecture and Real Estate

Subject: Identify Unimproved And Improved, (Which Are Not Fully Utilized), Properties
That The County Owns That Could Be Sold

Supervisory
District: All

Contact: Craig A. Kramer, 874-6382

Overview

During the Fiscal Year 2009-10 Proposed Budget workshops held on May 13 -15, 2009, the Board of Supervisors requested a report back regarding what unimproved and improved properties the County owns that could be sold.

Recommendation

Receive and file this budget hearing report back.

Measures/Evaluation

Not applicable to this report.

Fiscal Impact

The properties identified in Attachment A could individually generate gross revenue from \$25,000 to \$1,000,000 to the General Fund for a possible total of \$1,100,000. Non-General Fund properties could individually generate gross revenue from \$5,000 to \$400,000 for a possible total of \$480,000.

BACKGROUND

At its May 13, 2009 Budget Workshop the Board of Supervisors requested a report back requesting the Internal Services Agency identify unimproved and improved, (which are not fully utilized), properties that the County owns that could be sold.

DISCUSSION

The Real Estate Division of the Department of Facility Planning, Architecture and Real Estate reviewed a list of assets provided by the Department of Finance that included County/District land, buildings, capital improvement work projects, and equipment. This list showed the acquisition value, accumulated depreciation, and book value of the assets. The Real Estate Division also inspected a list of County/District facilities provided by the Facility Planning

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Division and merged this information to create a combined list that includes only real property whose surplus sale would result in proceeds to the General Fund.

Attachment A identifies those surplus properties which could possibly generate some revenue for the General Fund as well as other non-general fund properties. Included in the attachment is information related to the history of the property, where any proceeds could be deposited and Real Estate's approximate value exclusive of costs to market and sell the property. Additional parcels owned by the County representing slivers of land primarily purchased on behalf of the Department of Transportation are available for sale but have been determined to have little if no value in the market.

The cost to market and sell a piece of property must be weighed against the estimated market value. To determine the estimated market value of a property it would be necessary to obtain an appraisal. For those properties with limited market value it would not be cost effective to pay upfront costs for an appraisal. In most cases if sold the value of the properties listed would not result in significant general fund revenue or may in fact result in a net general fund cost.

FISCAL ANALYSIS

The properties identified in Attachment A could individually generate gross revenue from \$25,000 to \$1,000,000 to the General Fund for a possible total of \$1,100,000. Non-General Fund properties could individually generate gross revenue from \$5,000 to \$400,000 for a possible total of \$480,000.

Respectfully submitted,

APPROVED
TERRY SCHUTTEN
County Executive

Craig A, Kramer, Acting Director
Facility Planning, Architecture and Real Estate

By: _____
Mark Norris, Administrator
Internal Services Agency

Attachment A - Possible County Owned Property for Surplus Sale