



STAFF REPORT	
SUBJECT: Discussion and Approval of Sale of Surplus Real Property Located at 14709 Palmer Avenue, Clearlake	MEETING DATE: May 16, 2024
SUBMITTED BY: Alan D. Flora, City Manager	
PURPOSE OF REPORT: <input type="checkbox"/> Information only <input checked="" type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	

WHAT IS BEING ASKED OF THE CITY COUNCIL:

The City Council is being asked to approve the sale of surplus property located at 14709 Palmer Avenue, Clearlake.

BACKGROUND/ DISCUSSION:

The City of Clearlake acquired property located at 14709 Palmer last year. This is currently vacant parcel of land that is located directly behind Highlands Bar and Grill (the former Howard’s Grotto). The City acquired the property due to a lack of active ownership and continual struggles with blight on the property. The City fenced the property due to continual struggles with illegal dumping and abandoned vehicles. The property was owned by the Lake County Community Action Agency, which is no longer an active agency. In summary the City worked with a deed of trust holder to foreclose on the property and was purchased by the City for \$44,000. A number of years ago the City performed a CalRecycle funded abatement of a blighted building. The lien amount is \$30,528.94. The City declared the property surplus in 2023.

The Elem Indian Colony purchased the former Howard’s Grotto in 2023 and now operates the Highlands Bar and Grill at that location. The site has a restricted parking lot that does not meet current requirements for parking space size and access aisles. The tribe asked for the City to consider selling the property to them in order to improve their parking lot and make other improvements. Staff recommends selling the property to Elem for \$75,000 which will cover the City’s cost to acquire the property and allow us to pay CalRecycle for the abatement lien.

OPTIONS:

1. Approve the Sale of Surplus Property Located at 14709 Palmer and Authorize the City Manager to Execute the Necessary Documents.
2. Provide Alternate Direction to Staff.

FISCAL IMPACT:

None \$ Budgeted Item? Yes No

Budget Adjustment Needed? Yes No If yes, amount of appropriation increase: \$

Affected fund(s): General Fund Measure P Fund Measure V Fund Other:

Comments:

STRATEGIC PLAN IMPACT

- Goal #1: Make Clearlake a Visibly Cleaner City
- Goal #2: Make Clearlake a Statistically Safer City
- Goal #3: Improve the Quality of Life in Clearlake with Improved Public Facilities
- Goal #4: Improve the Image of Clearlake
- Goal #5: Ensure Fiscal Sustainability of City
- Goal #6: Update Policies and Procedures to Current Government Standards
- Goal #7: Support Economic Development

SUGGESTED MOTIONS:

Attachments: