

Sonoma Water

SERVING THE COMMUNITY SINCE 1949

Hewett Street Property

Surplus Land Declaration and Intent to Sell

Dan Mason

Dan.Mason@scwa.ca.gov









sonomawater.org



Following the Surplus Land Act:

Resolution 1: Declaring Hewett Street Property "Exempt Surplus Land" and Intent to Sell



Resolution 2: Declaring Hewett Street Property "Surplus Land" and Intent to Sell



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Resolution 1

Resolution 2

Pursuant to the Surplus Land Act
Declare Surplus Property **Exempt Surplus Land**and Intent to Sell at fair market value

Pursuant to the Surplus Land Act Declare the Surplus Property "**Surplus Land**" and Intent to Sell at fair market value

Send the Exempt Surplus Land Declaration to the CA Dept. Housing & Community Development (HCD) for a 30-day review period for approval

Send a Surplus Property Notice of Availability (NOA) to local Govt Agencies and HCD housing sponsors for a 60-day response period of interest to purchase

Hold a public sealed bid auction at Sonoma Water to sell the Surplus Property and announce the highest bidder If a local Govt Agency or housing sponsor responds enter into a 90-day Good Faith negotiation period to sell the Surplus Property

Sign a purchase agreement with the highest bidder containing a 15% affordable housing requirement if 10 or more residential units are built

If negotiations are successful sign a purchase agreement with the buyer containing a 25% affordable housing requirement

Return to a Board meeting for approval of the sale and to delegate authority to the General Manager of Sonoma Water to sign a transfer deed Return to a Board meeting for approval of the sale and to delegate authority to the General Manager of Sonoma Water to sign a transfer deed

If no Govt Agency or housing sponsor responds, or negotiations are not successful, seek Board approval to hold a sealed bid auction to sell the Property





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Prior Board Actions:

2001

Concurrent Resolution of Board of Supervisors of County of Sonoma and Board of Directors of Sonoma Water approving the settlement to purchase the property

2015

Resolution authorizing a lot line adjustment, declaring the property surplus land, and to notify local and state agencies to the property's availability

2017

Resolution rescinding 2015 Resolution because the property appreciated in value, declaring the property again surplus land, and notify local and state agencies to the property's availability

2019

Concurrent Resolution authorizing the sale of the property to the Community Development Commission and authorizing Sonoma Water to finance part of the purchase price

2022

Purchase Agreement cancelled between the Community Development Commission and Sonoma Water because Grant funding could not be secured by the Commission









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