

**TWIN RIVERS UNIFIED SCHOOL DISTRICT  
RESOLUTION NO. 720**

**RESOLUTION OF INTENT TO SELL SURPLUS PROPERTY AND CALL FOR BIDS  
FOR THE PROPERTIES LOCATED AT APNs 215-0241-012, 238-0050-012, 214-0181-  
002, 206-0090-014, AND 250-0083-022**

**WHEREAS**, the Twin Rivers Unified School District ("District") owns real property located at: 1710 Ascot Ave., Rio Linda (APN 215-0241-012); 1690 Bell Ave., Sacramento (APN 238-0050-012); W 4<sup>th</sup> & E St., Rio Linda (APN 214-0181-002); 320 W Q St., Rio Linda (APN 206-0090-014); and 505 Morey Ave., Sacramento (APN 250-0083-022), as more particularly depicted in Exhibit "A," (each referred to herein as "Property" or collectively as "Properties");

**WHEREAS**, at its May 23, 2017 regularly scheduled meeting, the District's Board of Trustees ("Board") declared the Properties to be surplus for educational purposes;

**WHEREAS**, the District offered the Properties for sale or lease to public entities pursuant to the surplus property provisions set forth in Education Code section 17455 *et seq.*;

**WHEREAS**, no public entity(ies) entered into good faith negotiations and/or made a good faith offer to purchase the Properties within the statutory period(s);

**WHEREAS**, the District now intends to offer the Properties for public sale, call for sealed written bids, and conduct a public auction for the purchase of the Properties pursuant to Education Code section 17472 and 17473;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Trustees of the Twin Rivers Unified School District does hereby resolve, determine, and order as follows:

**Section 1.** That all of the recitals above are true and correct.

**Section 2.** That it is the intention of the Board to offer the Properties for sale to the bidder with the highest sale price in accordance with state law and in accordance with the terms and procedures stated herein.

**Section 3.** That sealed bids shall be opened at a regular meeting of the Board to be held on October 9, 2018 at 5:30 p.m., or as soon thereafter as the matter can be heard, at the Board Room of the District Office located at 5115 Dudley Blvd., McClellan, California.

**Section 4.** That only sealed written bids received by the District Office located at 5115 Dudley Blvd., McClellan, California by 4:30 p.m. on October 9, 2018 will be opened, examined, considered, and declared by the Board or its designee. Following examination of the written bids, oral bids for purchase of the Property will be called for and considered pursuant to Education Code section 17473.

**Section 5.** That the final acceptance of the highest responsible bid, whether written or oral, shall be made by the Board at the regular meeting to be held on October 9, 2018 or at any adjourned session of the same meeting held within ten (10) days pursuant to Education Code section 17475. The Board reserves the right to reject any and all bids and to withdraw the Property from availability.

**Section 6.** That the requirements and qualifications for sealed bids shall be set forth in the Bid Documents and shall include at least the following minimum terms and conditions:

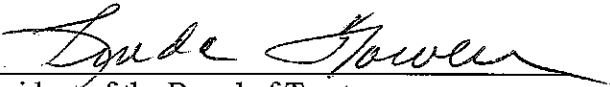
- A. Each sealed written bid must be submitted on the District's mandatory bid form, in accordance to the Bid Documents, which shall be made available at the District office located at 5115 Dudley Blvd., McClellan, California.
- B. The minimum bid for each Property is identified in Exhibit A and is based on appraisals obtained for said Property. The District reserves the right to reject any and all bids that are inconsistent with the fair market value of the Properties.
- C. The bid shall be based on the purchase of the Property in an "As-Is" condition under existing zoning.
- D. That the award of the bid and sale of the Properties shall be subject to a purchase and sale agreement in a form and substance agreeable to the District to effectuate the transfer.
- E. Responsible bidders shall be prepared to complete the transaction for the purchase of the Property with an escrow period lasting 30 days.
- F. Responsible bidders shall agree to a standard split of all costs necessary to effectuate the transactions.
- G. The District will not engage the services of a real estate broker on its behalf.
- H. Responsible bidders shall have a cashier's check in the amount of 2% of the total amount of the bid as bid security for entering the purchase and sale agreement. The deposit of the successful bidder will be retained by the District, deposited into an escrow account, and applied towards the purchase of the Property pursuant to the purchase and sale agreement.

**Section 7.** That the notice of adoption of this Resolution and of the time and place of the bid opening shall be given by posting copies of this Resolution at three (3) public places in the District, not less than fifteen (15) days before the date of the bid opening, and by publishing notice of this Resolution not less than once a week for three (3) consecutive weeks in a newspaper of general circulation published in the District's county. District staff is hereby directed to cause the copies to be posted and the notice to be published as provided herein.

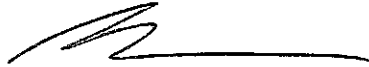
**Section 8.** That District staff is hereby directed to prepare and issue the Bid Documents containing the above-described minimum terms and conditions for potential sale of the Properties.

**PASSED AND ADOPTED**, by the Board of Trustees of the Twin Rivers Unified School District on August 21, 2018, by the following vote, which constitutes a two-thirds majority of said Board as required by law:

AYES: 7  
NOES: 0  
ABSENT: 0  
ABSTAINED: 0



President of the Board of Trustees  
Twin Rivers Unified School District



Clerk to the Board of Trustees  
Twin Rivers Unified School District

## EXHIBIT A

1710 Ascot Ave., Rio Linda, CA 95673

APN 215-0241-012

Approximately 24.87 acres

Minimum Bid: \$1,630,000



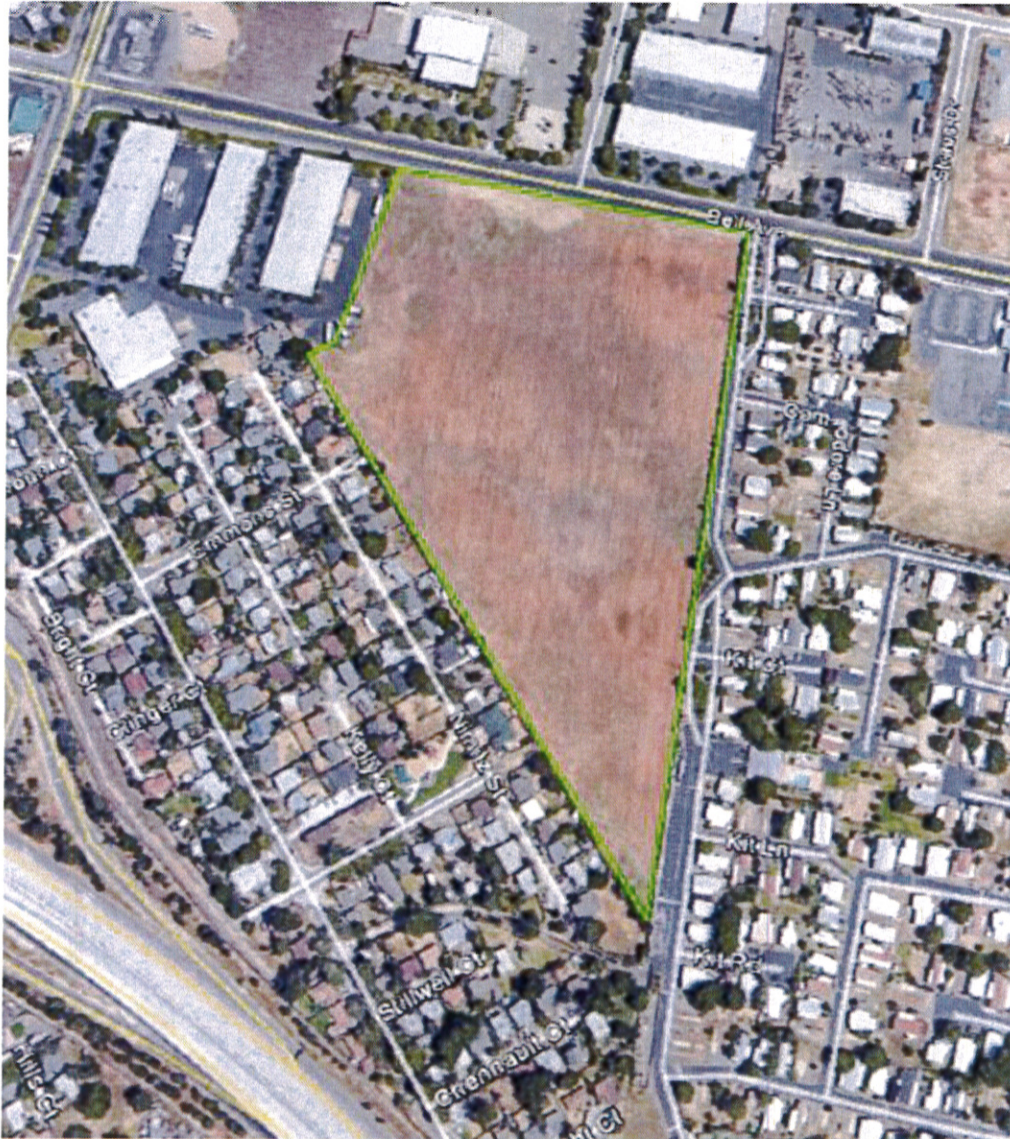


1690 Bell Ave., Sacramento, CA 95838

APN 238-0050-012

Approximately 21.13 acres

Minimum Bid Price: \$2,070,000





W 4<sup>th</sup> & E St., Rio Linda, CA 95673  
APN 214-0181-002  
Approximately 10.0 acres

Minimum Bid Price: \$300,000



320 W Q St., Rio Linda, CA 95673  
APN 206-0090-014  
Approximately 9.97 acres

Minimum Bid Price: \$220,000





505 Morey Ave., Sacramento, CA 95838

APN 250-0083-022

Approximately 0.28 acres

Minimum Bid Price: \$150,000

