



MEMO

To: NCRA Board of Directors

From: Executive Director Stogner

Date: May 9, 2018

Subject: **Agenda Item F.3 – Discussion and Possible Action Regarding Draft Letter to Caltrans – Disposition of Excess Cloverdale Property**

In April of last year, the NCRA Board took the following 3 actions designed to meet Caltrans Dist. 1 requirements applicable to NCRA sale of excess railroad property:

- Approved Resolutions 2017-01 which formally declares 1.78 acres of NCRA-owned property immediately North of Citrus Fair Drive in Cloverdale to be excess to the needs of railroad operations on the NWP rail line;
- Approved Resolution 2017-02 which approved an exemption from NCRA’s competitive bidding procedure for a Project Management Agreement with Guillon Inc. to prepare for the sale or lease of 1.78 acres of excess railroad property immediately North of Citrus Fair Dr. in Cloverdale;
- Approved a “Vacant Land Listing Agreement” with Guillon Inc. that establishes the standard 6% broker commission for the sale of 1.78 acres of excess NCRA railroad property North of Citrus Fair Drive in Cloverdale.

On March 28, the Property Committee met and directed staff to compose the attached “draft letter” for review by Caltrans Dist. 1- outlining NCRA plans to sell the excess Cloverdale railroad property for fair market value and to reimburse 10% of the proceeds to Caltrans Dist. 1 as required by the Funds Transfer Agreement applicable to the 1996 purchase of the Willits segment.

Staff Recommendation:

Approve the attached draft letter regarding sale of excess rail property in Cloverdale for distribution to Caltrans Dist. 1, with the goal of receiving Caltrans and CTC input prior to finalizing the letter.