



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
County Manager's Office



DATE: December 17, 2009
BOARD MEETING DATE: January 12, 2010
SPECIAL NOTICE/HEARING: None
VOTE REQUIRED: None

TO: Honorable Board of Supervisors

FROM: Steve Alms, Manager, Real Property Services Division

SUBJECT: Identification of Agency Negotiator, Real Property and Negotiating Parties Prior to Closed Session under Government Code Section 54956.8

RECOMMENDATION:

Pursuant to Government Code Section 54956.8, identify the following information prior to holding a closed session for the purpose of giving instructions regarding the possible lease of real property.

Agency Negotiator(s): County Manager or his designee
Real Property at issue: 2700 Middlefield Road, Unincorporated Redwood City
APN: 054-113-040
Negotiating Parties: Nariman Teymourian and Ferrando Diversified Property LLC

BACKGROUND:

Government Code Section 54956.8 authorizes the legislative body of a local agency to meet in closed session with its negotiator(s) to give instructions on the possible price and terms of payment prior to the purchase, sale, exchange or lease of real property by or for the local agency. However, prior to holding the closed session, the legislative body must hold an open and public session in which it identifies its negotiator(s), the real property or properties which the negotiations may concern, and the person(s) with whom its negotiators may negotiate. Staff recommends that the Board identify the information described above in open session prior to holding a closed session on the matter.

County staff has been exploring negotiations concerning the lease of a portion of a parcel of real property identified as Assessor's Parcel: 054-113-040, located at 2700 Middlefield Road in the unincorporated area of Redwood City, owned by Ferrando Family Trust, Franceschini Family Trust, and Ferrando Diversified Capital LLC (Managing Partner). The property would be improved by the owner for continued and expanded use as a medical office building.

The negotiator for the County will be the County Manager or his designee. The County will negotiate with Nariman Teymourian of Ferrando Diversified Property LLC, acting on behalf of the owners, and/or the owners' alternative designated representatives.

VISION 2025 STATEMENT:

This recommendation supports the outcome of a healthy community by supporting the development of improved access and provision of seamless and quality health care to citizens of San Mateo County and, in particular, to the residents throughout the southern portion of the County.

FISCAL IMPACT:

Funding for lease of the property would be from the Health System budget.

cc: Michael Murphy, County Counsel
Jean Fraser, Chief, Health System
Susan Ehrlich, CEO, San Mateo Medical Center