HARTNELL COMMUNITY COLLEGE DISTRICT

RESOLUTION 16:5

Declaring the Intention to Lease Surplus Real Property at
Alisal Campus (Hartnell Ranch) for Farming Purposes

WHEREAS, the Board of Trustees ("Board") of the Hartnell Community College District ("College") is the owner of certain real property located in the City of Salinas, County of Monterey, State of California, generally described as a portion of the College's Alisal Campus (Hartnell Ranch); and

WHEREAS, the Board is authorized by Education Code Sections 81360 et seq., to lease real property of the College which is not and will not be needed by the College for school classroom buildings at the time of delivery of possession; and

WHEREAS, the real property more fully described below consists of unimproved agricultural land at the College's East Campus which is not and will not be needed by the College for school classroom buildings or other College purposes at the time of delivery of possession.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE HARTNELL COMMUNITY COLLEGE DISTRICT, AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and this Board so finds and declares.

SECTION 2. Pursuant to Education Code Section 81365, this Board hereby declares its intention to lease the following described real property for farming purposes on the terms and conditions hereinafter set forth:

A. Property Description. Approximately 109.63 acres of unimproved agricultural farmland located at the College's Alisal Campus (Hartnell Ranch) and adjacent to Alisal Road.

B. Term of Lease. Five (5) years.

C. Minimum Rental. A minimum of $265,852.80 annually; payable thrice annually.

D. Use of Property. The property shall be used for farming only and Lessee will be required to apply good farming practices including, but not limited to, land and bed preparation, irrigation, cultivation, fertilization, pest control, water conservation, and weed control.

E. Additional Terms and Conditions. Additional terms and conditions of the lease are set forth in that certain Alisal Campus (Hartnell Ranch) Farmland Agricultural Lease Agreement, a copy of which is on file and may be reviewed during regular business hours at the Office of the Vice President of Administrative Services, Hartnell Community College District, 411 Central Avenue, Salinas, California 93901.

SECTION 3. Sealed bids for lease of the above-described real property will be received up to but not later than 2:00 p.m. on June 3, 2016 at the Facilities/Maintenance Office located in Building L, Hartnell Community College District, 411 Central Avenue, Salinas, California 93901.

A. Pursuant to Education Code Section 81372, the Board hereby delegates to the Director of Facilities, Maintenance, Operations, and Asset Management the duty to receive, open,
examine, and publicly read aloud sealed bids pursuant to Education Code Section 81370 and the duty to call for oral bids pursuant to Education Code Section 81371.

B. Each bid shall be made on a form furnished by the College and shall conform and be responsive to this Resolution and to the form Lease Agreement on file.

C. Each bid shall be accompanied by a certified check, cashier's check, or bid bond in favor of the College, executed by the Bidder as principal and a satisfactory surety company as surety, in an amount not less than ten percent (10%) of the amount of bid for the first year of the lease term. The check or bond shall be given as a guarantee that the bidder shall execute the Lease Agreement if it is awarded to him/her.

D. No bidder may withdraw his bid for a period of thirty (30) days after the date set for the opening of the bids.

SECTION 4. The Board will hold a public meeting on June 7, 2016 at 5:00 p.m. in the Governing Board Room of Hartnell College, at which time the recommendation to lease the above-described real property will be considered and acted upon.

A. Of the bids submitted which conform to all terms and conditions specified in this Resolution and which are made by responsible bidders, the bid which is the highest shall be finally accepted, unless a higher oral bid is accepted or the Board rejects all bids.

B. The Board reserves the right to reject any and all bids or to waive irregularities in any bid.

PASSED AND ADOPTED this 5th day of April, 2016 upon a motion of Osorio ________,
seconded by Salazar ________, and by a vote of not less than two-thirds (2/3) of the membership of the Board of Trustees of the Hartnell Community College District.

AYES: 7 - DePauw, Donohue, Montemayor, Osorio, Padilla-Chavez, Salazar, Serena

NOES: 0

ABSENT: 0

Erika Padilla-Chavez
President, Board of Trustees

ATTEST:

Willard Lewallen
Secretary, Board of Trustees
Superintendent/President