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2019/93

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April 16, 2019

TO: Board of Supervisors
FROM: Department of Public Works
SUBJECT: Disposition of Herlong Theater (Building 2071)

RECOMMENDATIONS:

Discuss possible options for re-use of Herlong Theater and provide direction to staff.

DISCUSSION:

On April 24, 2012 the Lassen County Local Reuse Authority Board adopted resolution 12-021 (attached) which included the directive to transfer Building 2071 (Theater) to the Fort Sage Unified School District.

On November 14, 2012 a Phase I Environmental Site Assessment Report was submitted to the County to facilitate the property transfer as the Fort Sage Unified School District was concerned with possible hazardous materials.

On February 6, 2013 the Planning Commission found that disposal of the theater property was consistent with the General Plan (resolution attached).

On February 19, 2013 the Board dissolved the Local Reuse Authority by adopting resolution 13-005 (attached) which rescinded resolution 95-086.

On February 19, 2013 Board action was agendized to adopt a resolution authorizing execution of a quitclaim deed to grant property to the Fort Sage Unified School District. Prior to that action the County was informed that the recently installed new roof which was paid for with a State grant had a five (5) year restriction before the property could be transferred. The item was pulled from the agenda during the Board meeting.

As an alternative to the grant restriction, a Memorandum of Understanding (attached) was developed, to allow the Fort Sage Unified School District use of the building until the transfer was possible after expiration of grant restriction.

On April 1, 2014 the MOU was submitted to the Fort Sage Unified School District for execution.

On September 2, 2014 the District responded in writing (attached) with concerns.

On October 21, 2014 the Board discussed the letter from the District and directed staff to consider other potential uses for the building.

Recently there has been some interest expressed by parties to utilize the theater. There are several options that can be considered for reuse based on a private sector use or aquisition. 1) Request for Proposals; 2) Lease; 3) Lease to buy.

ALTERNATIVE: Not Approve.

FINANCIAL IMPACT: Unknown.

OTHER AGENCY INVOLVEMENT:

DEPARTMENT APPROVAL:



REVIEWED FOR AGENDA: