



Monterey County

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

Legistar File Number: 20-312

April 28, 2020

Introduced: 4/17/2020

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

- a. Approve and authorize the Assessor or his designee to execute an agreement with Costar Realty Information, Inc. (Costar), for appraisal software in an amount not to exceed \$19,500.00 for May 1, 2020 to June 30, 2021; and
- b. Accept non-standard language in the agreement provided by the vendor as recommended by the Assessor; and
- c. Authorize the Assessor authority to sign four future annual renewals to the Agreement under same or similar terms that do not significantly alter the scope of work or increase the annual payments in excess of 10% per year over the FY 2020-21 amount.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Assessor or his designee to execute an agreement with Costar Realty Information, Inc. (Costar), for appraisal software in an amount not to exceed \$19,500.00 for May 1, 2020 to June 30, 2021; and
- b. Accept non-standard language in the agreement provided by the vendor as recommended by the Assessor; and
- c. Authorize the Assessor authority to sign four future annual renewals to the Agreement under same or similar terms that do not significantly alter the scope of work or increase the annual payments in excess of 10% per year over the FY 2020-21 amount.

SUMMARY/DISCUSSION:

The proposed agreement contains non-standard indemnification and liability provisions; however, Costar will provide software that will allow the Assessor to capture data on commercial properties, rentals and leases. This data will be used to assess commercial property sales, partial interest transfers, and/or appeals. These non-standard provisions are an industry-wide accepted standard although not County standard. The services provided by Costar are necessary for a more accurate assessment of commercial properties, partial interest transfers, and/or appeals.

The Assessor requests that the Board approve an agreement effective May 1, 2020 through June 30, 2021, including non-standard provisions, between Costar and the Monterey County Assessor's office due to business necessity. The agreement is for software to ensure the preparation and continuation of a timely and accurate property tax roll as mandated by the State of California. Therefore, the Assessor requests the Board of Supervisors approval of this recommendation.

OTHER AGENCY INVOLVEMENT:

County Counsel has reviewed the agreement and has not approved it due to the presence of non-standard provisions and execution, including but not limited to the following: as-is conditions, no vendor liability, indemnification, or performance provisions, exclusive right of vendor to unilaterally change agreement terms and conditions and right to assign agreement, foreign jurisdiction control of law and venue, and execution by persons not necessarily authorized to bind entity. County Risk Management cannot approve the agreement due to non-standard indemnity and liability provisions.

FINANCING:

There are sufficient funds in the Assessor's Department (1180-ACR001-8003) FY 2019-2020 Adopted Budget to cover the amount of \$2,775 for the remainder of the current fiscal year. The funds for payment of this agreement have been included in the Assessor's Department (1180-ACR001-8003) FY 2020-21 Recommended Budget. Transactions relating to future fiscal years will be included in each respective Recommended Budget.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The services rendered in this agreement provide the Assessor with the additional support it needs to provide reliable and high-quality services to the residents of Monterey County.

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

Prepared by: Corina Morgan, Finance Manager, x5821

Authorized by:

Stephen L. Vagnini
Assessor-County Clerk/Recorder, x5803

Attachments:
Service Agreement