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**SUBMITTAL TO THE BOARD OF DIRECTORS
REDEVELOPMENT AGENCY
FOR THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Redevelopment Agency

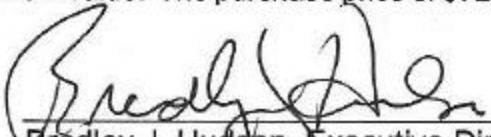
SUBMITTAL DATE: May 14, 2003

SUBJECT: Acquisition Agreement for Assessor Parcel Numbers 179-252-015 and 179-252-016.

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2003-08, Authorization to Purchase Real Property in the Rubidoux area;
2. Approve the Acquisition Agreement for Assessor Parcel Numbers 179-252-015 and 179-252-016 as authorized in the resolution;
3. Authorize and direct the Chairman of the Board of Directors to execute the Acquisition Agreement and Certificate of Acceptance on the related Grant Deed; and
4. Authorize and direct the Executive Director of the Redevelopment Agency, or his designee, to take the necessary actions and execute any related escrow documents to complete this transaction.

BACKGROUND: Assessor Parcel Numbers 179-252-015 and 179-252-016 are properties identified by the Agency and Housing Authority as having housing development value. The purchase price of \$72,000.00 is inclusive of all real estate. (continued on next page)



Bradley J. Hudson, Executive Director

BJH:RZ:DML:AMV:JFM:sp
F:\Shared\RealProperty\Real Property\DIST2\03-2-211.frm11.doc

FINANCIAL DATA:

CURRENT YEAR COST: \$72,000.00 plus escrow costs

NET COUNTY COST: \$0

BUDGET ADJUSTMENT: No

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Jurupa Valley Redevelopment Project Area Funds

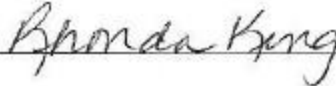
ANNUAL COST: \$0

IN CURRENT YEAR BUDGET: Yes

FOR FY: 02/03

C.E.O. RECOMMENDATIONS:

APPROVE

County Executive Officer Signature: 

Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

Prev. Agn. Ref.

Dist.
2

AGENDA NO.

4.2

BACKGROUND (continued)

Agency, working in conjunction with the Riverside County Housing Authority, is proposing to construct low-income housing in the community of Rubidoux. Agency will assist with the development by acquiring the project site. In addition, the proposed project will eliminate blighted conditions in the Rubidoux community.

Staff recommends the adoption of RDA Resolution No. 2003-08 and approval of the Acquisition Agreement.

Guided by Government Code Section 7267: "In order to encourage and expedite the acquisition and relieve congestion in the courts, to assume consistent treatment for owners in the public programs, and to promote public land acquisition practices, public entities shall, to the greatest extent practicable be guided by the provision of Section 7267.1: 'The public entity shall make every reasonable effort to acquire expeditiously real property by negotiation'."

2 **RDA RESOLUTION NO. 2003-08**
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE**
4 **RUBIDOUX AREA**
5 **(Second Supervisorial District)**

6 **WHEREAS**, the Redevelopment Agency for the County of Riverside is a
7 Redevelopment Agency duly created, established and authorized to transact business
8 and exercise its powers, all under and pursuant to the provisions of the Community
9 Redevelopment Law which is Part 1 of Division 24 of the California Health and Safety
10 Code (commencing with Section 33000 et seq.); and

11 **WHEREAS**, Agency has adopted Redevelopment Plans for Redevelopment
12 Project Area Nos. 1-1986, Jurupa Valley, Mid-Counties, Desert Communities, and I-215
13 Corridor, as amended, hereinafter referred to as "Project Areas"; and

14 **WHEREAS**, pursuant to Section 33670 of the Health and Safety Code, the
15 Agency began receiving tax increment from the 1986 Project Areas in January 1988,
16 and continues to receive annual tax increment revenue; and

17 **WHEREAS**, pursuant to the provisions of the Community Redevelopment Law,
18 Section 33391 of the Health and Safety Code, the Agency may acquire, within a survey
19 area or for purpose of redevelopment, any interest in real property; and

20 **WHEREAS**, the Agency has negotiated a purchase price of \$72,000.00 for
21 Assessor Parcel Numbers 179-252-015 and 179-252-016, more particularly described
22 in Exhibit "A", attached hereto; and

23 **WHEREAS**, the purchase of this property will not only assist the Agency in
24 meeting its goal of eliminating blighting conditions and revitalizing the Rubidoux Area,
25 but will, when constructed, provide additional low-income housing opportunities within
26 the Rubidoux Community.

27 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
28 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
California, in regular session assembled on June 3, 2003, as follows:

1 1. That the Board of Directors hereby finds and declares that the above
2 recitals are true and correct.

3 2. That the Redevelopment Agency for the County of Riverside is authorized
4 to purchase real property in the Community of Rubidoux.

5 3. That the Chairman of the Board of Directors is hereby authorized to
6 execute any and all documents necessary to purchase the real property from Alexander
7 Carli, M.D., Trustee of the Alexander Carli, M.D., F.A.C.S., Inc. Profit Sharing Plan.

8 4. That the Executive Director of the Redevelopment Agency is hereby
9 authorized to take the necessary actions and execute any related documents to
10 complete this purchase.

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13 ///

FORM APPROVED
COUNTY COUNSEL

MAY 2 X 2003

BY 
ASSISTANT COUNTY COUNSEL

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