

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

593



**FROM:** County Executive Office

**SUBMITTAL DATE:**  
October 7, 2003

**SUBJECT:** Community Facilities District 88-8 ("A" Street North) Inducement Agreement with Three Sisters Investment Properties, LLC.

**RECOMMENDED MOTION:** That the attached Inducement Agreement (the "Agreement"), between Community Facilities District No. 88-8 (the "District"), The County of Riverside (the "County"), the Redevelopment Agency of the County of Riverside (the "Agency"), and Three Sisters Investment Properties, LLC (the "Developers"), be approved and the Chairman be authorized to execute the agreement on behalf of the District.

Departmental Concurrence

**BACKGROUND:** CFD No. 88-8 is a largely undeveloped industrial park for which Community Facilities District Bonds have been issued. The District is currently experiencing delinquencies in the payment of special taxes of approximately seventy two percent (72%). The District believes that the attached Agreement, which induces payment of the delinquent special taxes and encourages the development of the properties by use of incentives, is in the best interest of the bondholders and the County.

The incentives that are part of the agreement include the waiver of penalties and interest associated with the delinquent special taxes of the District, satisfaction of foreclosure actions against the parcels, a credit towards the DIF fees associated with facilities financed by the District, fast track processing by the Agency, and credit towards the Districts special tax from the Agency through an Owner Participation Agreement.

Jerry Norris, Senior Management Analyst

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2003
<b>SOURCE OF FUNDS:</b> Community Facilities District No. 88-8				<b>Positions To Be Deleted Per A-30</b> <input type="checkbox"/>
				<b>Requires 4/5 Vote</b> <input type="checkbox"/>

**C.E.O. RECOMMENDATION:** Approve conditioned on County Counsel's review of the agreement.

Dept't Recomm.:  Consent  Policy   
Per Exec. Ofc.:  Consent  Policy

**County Executive Office Signature** *Rhonda King*

**Prev. Agn. Ref.:** | **District:** 1 | **Agenda Number:**

3.3