

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

146



FROM: Department of Facilities Management

SUBMITTAL DATE:
November 10, 2003

SUBJECT: AUTHORIZATION TO SELL REAL PROPERTY/135 "D" STREET/ COUNTY ADMINISTRATIVE CENTER IN PERRIS (PORTION)

RECOMMENDED MOTION: That the Board of Supervisors shall:

Departmental Concurrence

1. Approve Resolution Number 2003-510, Authorization to Sell to the City of Perris a portion of the County Administrative Center known as 135 D Street, Perris, presently leased to the City of Perris, for its governmental use, consisting of an office building containing approximately 5250 gross square feet and associated land area of 20,595 square feet or .4728 acres for \$260,000, and, authorize the Chairman to execute the documents necessary to convey the County's interest in the property;
2. Approve the Purchase and Sale Agreement between the County of Riverside and the City of Perris and the License Agreement giving the County access to the County's Information Technology equipment;
3. Authorize and direct the Clerk of the Board to certify acceptance of any documents running in favor of the County as part of this transaction;
4. Authorize the Director of the Department of Facilities Management, or his designee, to execute any other documents and administer all actions necessary to complete this transaction; and,
5. Approve the deposit of the proceeds of the sale of the property into the Capital Improvement Program (CIP) Fund.

BACKGROUND: (Continued on Page 2)

MJS:JMP:sh
8.736

Michael J. Sylvester
MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	03/04

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature

[Signature]

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

Prev. Agn. Ref.:

District: 5

Agenda Number:

3003 NOV 18 11:58 AM
RECEIVED BY
SIDE COUNTY

3.32

Board of Supervisors

Form 11: AUTHORIZATION TO SELL REAL PROPERTY/135 "D" STREET/
COUNTY ADMINISTRATIVE CENTER IN PERRIS (PORTION)

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Background: (Continued)

The City of Perris approached the County of Riverside requesting that the County sell a portion of the County's Administrative Center in Perris, known as 135 "D" Street. The building consisting of approximately 5,250 gross square feet will provide additional space for the City's operations. The City previously leased the building from the County and has completed improvements to the building totaling approximately Thirty Thousand Dollars. Since the City needs the building to accommodate staff, County's Facilities Management recommends the property be sold to the City. Staff also recommends that the Capital Improvement Project Team complete a comprehensive analysis to determine if the remainder property is necessary for the County or if it also should be sold, as the City has expressed an interest in purchasing the remainder property located on "D" Street.

The sale will generate a deposit in the amount of Sixty Thousand Dollars (\$60,000) followed by a monthly income of Eleven Hundred Ninety Nine Dollars (\$1199). The City will have an option to pay off this debt earlier than the five (5) years. It is recommend that the proceeds from the sale be deposited in the Capital Improvement Program (CIP) Fund that was established and approved by the Board on September 9, 2003. The CIP Fund will be used to fund future capital projects.

The City has agreed to prepare the necessary legals and plats for the transfer of the property at City's expense. Since the County's Information Technology equipment which serves the remainder of the County complex is presently located within the building, the City has agreed to execute a lease allowing the County continued access and use of the rooms holding the equipment. This agreement would automatically terminate should the rest of the complex be sold to the City at a future date.

The Resolution Authorizing the Sale of this property, together with the necessary documents to complete this transaction will be presented to the Board for approval on November 18, 2003.