

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

119C



FROM: Redevelopment Agency

SUBMITTAL DATE:
October 16, 2003

SUBJECT: Adoption of RDA Resolution No. 2003-19, Authorization to Convey Real Property to the County of Riverside for the Mecca Clinic.

RECOMMENDED MOTION: That the Board of Directors:

1. Hold a public hearing to hear comments on the proposed conveyance of 3 acres to the County of Riverside;
2. Adopt RDA Resolution No. 2003-19, Authorization to Convey Real Property to the County of Riverside for the Mecca Clinic;
3. Authorize and direct the Chairman of the Board of Directors to execute the Grant Deed to complete this transfer; and
4. Authorize and direct the Executive Director of the Agency to take the necessary steps to complete this transfer.

BACKGROUND: In early 2002, the need for medical and public social services in the community of Mecca was identified through various public meetings and workshops, including the RCIP General Plan meetings. The redevelopment plan for this area calls for the building of public services facilities and providing better health and safety services for area residents, and farm and migrant workers. The Redevelopment Agency and Supervisor Wilson identified 30 acres in Mecca, of which a portion is proposed as the best location for (continued on page 2)

BJH:RZ:DML:AMV:
F:\Shared\RealProperty\Real Property\DIST4\03-4-026.frm11.doc

Bradley J. Hudson
Bradley J. Hudson, Executive Director

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:	N/A

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: Yes

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

C.E.O. RECOMMENDATION: **APPROVE**

County Executive Office Signature *Rhonda King*

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

Prev. Agn. Ref.: | **District:** 4 | **Agenda Number:**

4.3

BACKGROUND (continued)

the construction of these needed facilities and on September 9, 2003, the Agency acquired the 30 acres. The Agency is currently undertaking the development of a social service center, public health clinic, dental clinic, and ancillary offices in Mecca. The funding of these projects will be through the issuance of bonds, scheduled later this calendar year. In order to issue bonds, the County has to hold title to the subject 3 acres designated as the Mecca Clinic site. In the interest of expediency and efficiency, the Agency will proceed with the development of the site using redevelopment capital improvement funds, expecting reimbursement from the bond proceeds. The reimbursement resolution, 2003-492, was adopted by the Board of Supervisors on October 21, 2003, Item No. 3.38.

The report required by Section 33433 of the Health and Safety Code has been prepared and made available for public inspection. Pursuant to Section 33431, notice of the public hearing was made as required. Staff recommends the adoption of RDA Resolution No. 2003-19 as stated.

2 **RDA RESOLUTION NO. 2003-19**
3 **AUTHORIZATION TO CONVEY REAL PROPERTY TO THE COUNTY OF**
4 **RIVERSIDE FOR THE MECCA CLINIC**

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

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

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

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

19 **WHEREAS**, the Agency acquired thirty (30) acres of real property in the Mecca
20 area, adjacent to the Desert Communities Project Area, Mecca sub-area, for the
21 construction of public social services facilities to assist the Agency in meeting its goal of
22 providing much needed public social services to the area residents and farm and
23 migrant workers and revitalizing the Mecca area; and

24 **WHEREAS**, pursuant to the provisions of the Community Redevelopment Law,
25 Section 33430 of the Health and Safety Code, the Agency may, within a survey area or
26 for purposes of redevelopment, sell, transfer, or otherwise dispose of any real property;
27 and

28 **WHEREAS**, the Agency is proceeding with development of the site using
redevelopment capital improvement funds; and

1 **WHEREAS**, the County is proposing to finance a portion of these facilities from
2 the issuance of bonds and will reimburse the Agency for expenditure of the
3 redevelopment capital improvements funds; and

4 **WHEREAS**, in order to issue bonds, the County must hold title to approximately
5 three (3) acres of the subject property; and

6 **WHEREAS**, pursuant to Section 33431, the Agency may sell or lease real
7 property without public bidding, subject to publication of notice of a public hearing, said
8 notice having been published on October 22, 2003 and October 29, 2003; and

9 **WHEREAS**, pursuant to Section 33433, a report on the proposed transfer has
10 been completed and made available for public inspection.

11 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
12 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
13 California, in regular session assembled on November 25, 2003, with not less than four-
14 fifths vote, as follows:

15 1. The Board of Directors hereby finds and declares that the above recitals
16 are true and correct.

17 2. A public hearing was conducted to hear comments on the proposed
18 transfer of real property to the County of Riverside.

19 3. The Redevelopment Agency is hereby authorized to convey the subject
20 real property located in the Mecca area to the County of Riverside.

21 3. The Chairman of the Board of Directors is hereby authorized to execute
22 any and all documents necessary to complete this transaction.

23 4. The Executive Director of the Agency is hereby authorized to take the
24 necessary actions and execute any related documents to complete this transaction.

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26 ///
27 ///
28 ///

FORM APPROVED
COUNTY COUNSEL

NOV 03 2003

BY 
ASSISTANT COUNTY COUNSEL