

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

901



FROM: Redevelopment Agency

SUBMITTAL DATE:
May 26, 2004

SUBJECT: Authorization to Purchase Real Property in the Rubidoux area.

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2004-25, Authorization to Purchase Real Property in Rubidoux;
2. Approve the Acquisition Agreement for Assessor Parcel Numbers 179-203-027 and 179-222-006 as authorized in the resolution;
3. Authorize and direct the Chairman of the Board of Directors, or his designee, 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 179-203-027 and 179-222-006 are properties offered to the Agency for a negotiated purchase price of \$127,500.00 and is inclusive of all real estate. The proposed acquisition will eliminate blighted conditions in the Rubidoux community and support the relocation of an existing business within the Rubidoux Redevelopment community. (continued on next page)

[Handwritten Signature]

Bradley J. Hudson, Executive Director

BJH:RZ:DML:AMV:JFM:sj
F:\Shared\RealProperty\Real Property\DIST2\04-2-181.frm11.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$127,500.00, plus escrow cost	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$0	For Fiscal Year:	03/04

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Jurupa Valley Redevelopment Capital Improvement 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 *[Handwritten Signature]*

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

Prev. Agn. Ref.: 5/18/04, #4.1 | **District:** 2 | **Agenda Number:**

4.1

**Form 11 – Adoption of RDA Resolution No. 2004-25, Authorization to Purchase Real Property in
the Rubidoux area.**

May 26, 2004

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BACKGROUND (continued)

Staff recommends the adoption of RDA Resolution No. 2004-25 and approval of the Acquisition Agreement.

2 **RDA RESOLUTION NO. 2004-25**
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 \$127,500.00 for
21 Assessor Parcel Numbers 179-203-027 and 179-222-006, 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, provide a structure for relocating an existing business within the Rubidoux
26 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 15, 2004, as follows:

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

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

3. That the Chairman of the Board of Directors is hereby authorized to execute any and all documents necessary to purchase the real property from the Sal and Dorothy I. Zavala Family Trust dated March 22, 1998.

4. That the Executive Director of the Redevelopment Agency, or his designee, is hereby authorized to take the necessary actions and execute any related documents to complete this purchase.

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FORM APPROVED
COUNTY COUNSEL

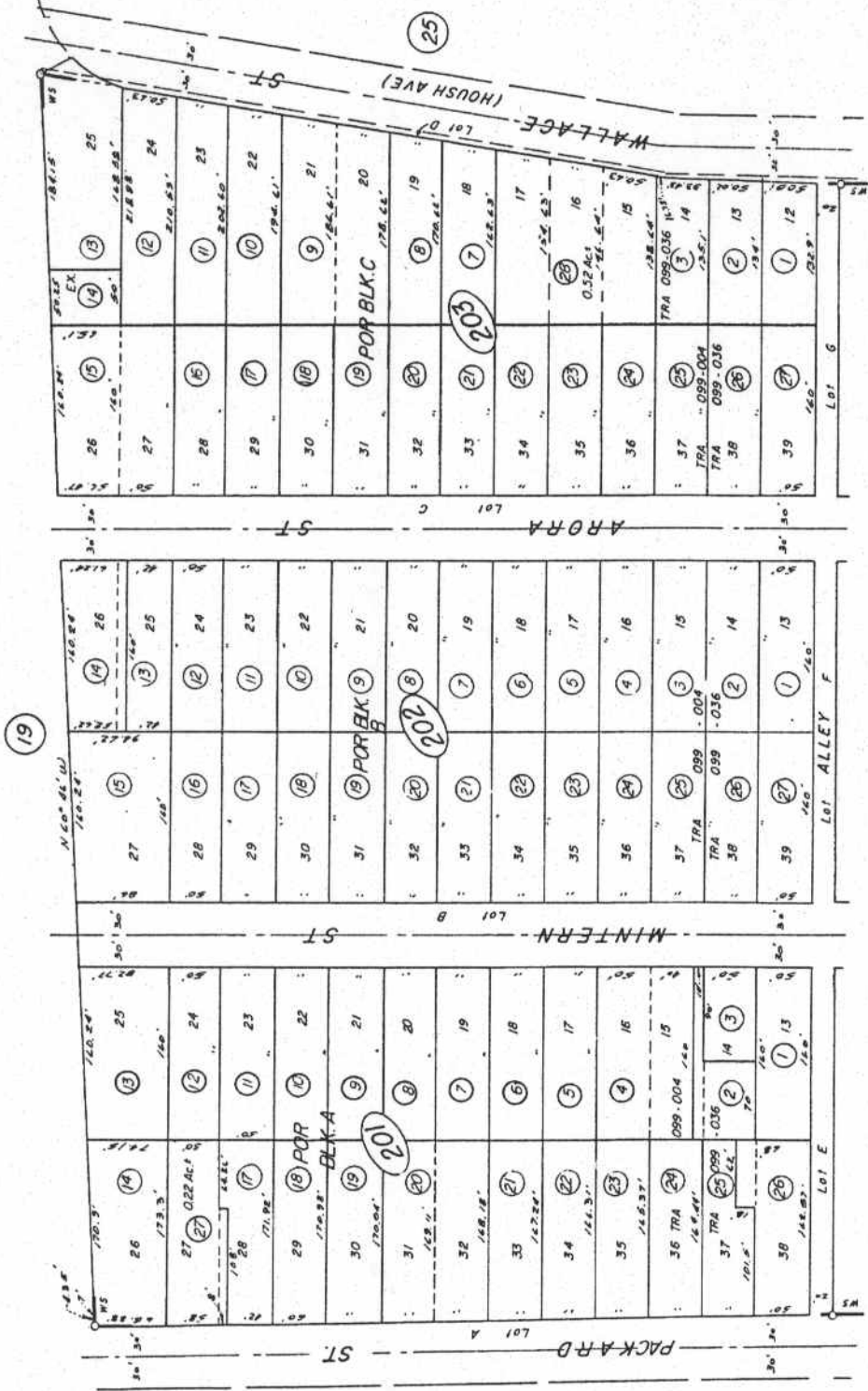
MAY 04 2004
BY 
ASSISTANT COUNTY COUNSEL

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

POR. RUBIDOUX RANCHO (T2S, R5W)

7-5-1 179-20

T.R.A. 9904 099-036



DATE	OLD PD.	NEW N.
12/11	15, 16	201-27
3/10	4-8	203-28

NOV 1974

M.B. 15/86 Wilcox Square

DATUM: NAD 83

ASSessor's MAP BK 179 PG 20 RIVERSIDE COUNTY, CALIF.

EXHIBIT A 2 of 2