

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



FROM: Supervisor Bob Buster

SUBMITTAL DATE: September 7, 2004

SUBJECT: Amendment #8 to the March Joint Powers Authority Agreement to allow the agency to bond, tax and condemn real property.

RECOMMENDED MOTION: That the Board approve, and authorize the Chairman to sign, that attached Amendment #8 to the March Joint Powers Authority Agreement.

BACKGROUND: The March Joint Powers Authority Agreement as currently written does not allow the March JPA to bond, tax or condemn real property. With the impending development of the March Business Center, the agency would like to engage in certain activities to foster the completion of that project and future projects. The March Joint Powers Commission (JPC) approved this amendment at their July 16, 2003 and September 17, 2003 meetings. Since that time the other member jurisdictions (City of Riverside, City of Perris and the City of Moreno Valley) have agreed to this amendment. The three main changes to the agreement are detailed below:

Bonding: The agency will use tax increment financing for offsite infrastructure improvements to improve access to the project area. The ability to bond against the future redevelopment income stream is critical for the timely development of necessary public infrastructure. By authorizing the March JPA to bond it also provides the opportunity to use airport income to bond for public airport improvements.

Tax: With the new development, it is anticipated there will be some Point-of-Sale (POS) activities in the project area. POS may not be limited to the commercial portion; it is conceivable that it could apply to manufacturers that may locate at March. The approval of the amended March JPA Agreement by the JPC and each member jurisdiction is the first of three steps toward sales tax dollars coming back to the March JPA. Additionally, the County of Riverside must also approve a tax sharing agreement with the March JPA; then the March JPA must pursue State legislation, if necessary, to allow it to capture a portion of the tax dollars generated in the project area.

Condemnation: The ability to condemn real property will allow the March JPA, if necessary, to complete a redevelopment project in the project area or affected by the project area. For instance, with the Oleander Extension project, the agency had to rely on the Cities of Moreno Valley and Perris' condemnation rights to successfully build the project. Although the March JPA would have Condemnation power, to exercise those powers would take approval of the March Joint Powers Commission. In addition, member jurisdictions retain veto power over any condemnation proceeding proposed in their jurisdiction.

Bob Buster
First District Supervisor

Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

SEP 10 2004 10:20 AM
COUNTY OF RIVERSIDE
SECRETARY

Prev. Agn. ref. ATTACHMENTS FILED Dist.
WITH THE CLERK OF THE BOARD

AGENDA NO. **3.71**