

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

729c



FROM: Redevelopment Agency

SUBMITTAL DATE:
October 28, 2004

SUBJECT: Public Hearing: RDA Resolution No. 2004-44, Authorization to Sell Real Property without Public Bidding to the Jurupa Unified School District.

RECOMMENDED MOTION: That the Board of Directors:

1. Conduct the public hearing on the proposed sale of real property without public bidding to the Jurupa Unified School District;
2. Adopt RDA Resolution No. 2004-44;
3. Approve the purchase and sale agreement with the Jurupa Unified School District;
4. Authorize and direct the Chairman of the Board to execute the agreement; and
5. Authorize and direct the Executive Director of the Redevelopment Agency to take the necessary actions and execute any necessary documents to complete this sale.

Departmental Concurrence

BACKGROUND: To pursue and further the goals of the Redevelopment Agency parcels of vacant land were acquired for the construction of the Jurupa Self Sufficiency Center and the School Readiness Resource Center. The purchase of these parcels and the construction of the new facilities will eliminate blighting conditions and provide the infrastructure to spur redevelopment. In addition, both facilities will provide needed services for the growing population of the County.

(Continued on next page.)

Bradley J. Hudson

Bradley J. Hudson
Executive Director

BJH:RZ:BJG:AMV:kh
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FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1.00	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	No
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	04/05

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: Yes

SOURCE OF FUNDS: Jurupa Valley Redevelopment Project Area 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

Rhonda King

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

Prev. Agn. Ref.:

District: 2

Agenda Number:

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BACKGROUND: (Cont'd)

The Agency originally agreed to purchase the properties for the construction of Jurupa Self Sufficiency Center. During the site design process of the Self Sufficiency Center, it was determined that the entire site was not needed for the Self Sufficiency Center and that an approximately three acres remained as surplus. During this time, the Agency was contacted by the School District with a request for a three acre site in the Rubidoux area in the approximate location of the Sufficiency Center. Agency staff agreed in concept to partner with the School District by providing the remainder parcel of the Self Sufficiency Center to the School District to assist in making the School Readiness Resource Center a reality for the community.

The School Readiness Resource Center will make available after school programs, health services, mental health services, parent support groups, pre-kinder classes and programs for children unable to participate in existing preschool or transition programs on elementary campuses. The partners include: First Five Riverside Children and Families Commission; Jurupa Unified School District (Headstart and State Preschool); Adult and Alternative Education; Education Services; Special Education; Student and Community Services; Riverside County Department of Health (Maternal and Child Health, and Adolescent and Family Health); Department of Public Social/Child Protective Services; Youth Service Center; Jurupa Area Recreation Park District; YMCA; and WestEd.

The School District is expecting State grant funds for their portion of the construction activity. Due to the grant requirements, the School District needs to hold title to the 2.77 acres; therefore, staff recommends that this 2.77 acre site be conveyed to Jurupa Unified School District.

**RDA RESOLUTION NO. 2004-44
AUTHORIZATION TO SELL REAL PROPERTY WITHOUT PUBLIC BIDDING TO
THE JURUPA UNIFIED SCHOOL DISTRICT
(Second Supervisorial District)**

WHEREAS, the Redevelopment Agency purchased parcels of land for the development of a self-sufficiency center and school readiness resource center; and

WHEREAS, the self-sufficiently center will provide public social services to the Jurupa Valley community residents; and

WHEREAS, the school readiness resource center, to be constructed by the Jurupa Unified School District, will provide after school programs, health and mental health services, parent support groups, pre-kinder classes and programs for children unable to participate in existing preschool or transition programs on elementary campuses; and

WHEREAS, the school district is obtaining a State Grant for the construction of the facility but does not have sufficient funds for the purchase of land needed; and

WHEREAS, the Redevelopment Agency agrees that this use will provide needed services to the community and is authorized pursuant to Sections 33440, 33445, and 33680 of the Health and Safety Code, redevelopment agencies may assist school districts by paying part or all of land and construction costs of school facilities, this being a benefit to the project area; and

WHEREAS, the Agency can sell real property without public bidding after a public hearing to hear comments, said hearing was conducted on November 9, 2004, notice of said hearing being published on October 27, 2004 and November 3, 2004 as required by Section 33431 of the Health and Safety Code.

BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Directors of the Redevelopment Agency for the County of Riverside, State of California, the following:

1. A hearing on the sale without public bidding was conducted on November 9,

1 2004;

2 2. The Board of Directors agrees that the above findings are true and correct;

3 3. The Redevelopment Agency for the County of Riverside is authorized to
4 sell 2.77 acres without public bidding to the Jurupa Unified School District for the
5 amount of \$1.00;

6 4. The Purchase and Sale Agreement with the Jurupa Unified School District
7 is approved; and

8 5. The Executive Director of the Redevelopment Agency is authorized to
9 execute the agreement and any related documents, and to take the necessary actions
10 to complete this transaction.

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FORM APPROVED
COUNTY COUNSEL

NOV 01 2004

BY 
ASSISTANT COUNTY COUNSEL