

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



941

FROM: Economic Development Agency & Department of Public Social Services (DPSS)

SUBMITTAL DATE:
November 8, 2004

SUBJECT: Jurupa Social Services Center Project

RECOMMENDED MOTION: That the Board:

- 1) Adopt Resolution 2004-374 to approve and make findings for the sale of property for the development of the Jurupa Social Services Center; and
- 2) Approve and authorize the Chairman to execute the attached lease agreement between Jurupa Mission Partners, LLC and the County of Riverside.

BACKGROUND: on page two.

Departmental Concurrence

Susan Loeb

Bradley J. Hudson

Dennis Boyle, Director
Department of Public Social Services

Bradley J. Hudson, Assistant County Executive
Officer/EDA

Reviewed by
CIP TEAM

S:\RDACOMDIS2\Rubidoux\DPSS Self-Sufficiency\BOS F11 Resolution-Lease Langner.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$1,000,000	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

SOURCE OF FUNDS: Lease Funds: Federal 60.5%; State 35.8%; County/Realignment 3.7%; Jurupa Valley Redevelopment Capital Improvements Funds: Infrastructure Improvements	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: **APPROVE** FORM APPROVED
COUNTY COUNSEL

NOV 15 2004

County Executive Office Signature *Bronda King* **BY** *Lee A. Jimenez*

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

Prev. Agn. Ref.: 5/14/02, #4.3; 1/6/04, 4.5, 9.1 **District:** 2nd **Agenda Number:**

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

3.20

Background Continued: On May 14, 2002, the Redevelopment Agency (“Agency”) Board of Directors approved the purchase of a ten-acre site for the development of a Social Services Center for the Riverside County Department of Public Social Services (“DPSS”). The property is located at 5961 Mission Boulevard in the Rubidoux area of the Jurupa Valley Redevelopment Project Area. Currently, the site consists of a vacant lot that is subject to illegal dumping.

On January 6, 2004 the Board approved a Disposition and Development Agreement (DDA) and a Lease Agreement with Jurupa Plaza, LLC for the Jurupa Social Services Project. Due to financial circumstances, Jurupa Plaza, LLC provided the Agency a Notice of Termination to which the Agency accepted. As a result of this termination, the Agency proceeded to negotiate with Jurupa Mission Partners, LLC, whom also responded to the Request for Proposal and has accepted the similar terms of the originally approved DDA and Lease Agreement.

It is proposed that the Agency enter into a DDA to sell 7.2 acres of the site for \$1 million to Jurupa Mission Partners, LLC and provide \$1 million for offsite infrastructure improvements for the development, which include storm drain improvements, a new road, traffic signals, sidewalks, curbs and gutters. The Agency is currently in negotiations with the Jurupa Unified School District for development of the remaining site.

The proposed lease agreement between the County and Jurupa Mission Partners, LLC is summarized as follows:

Lessor:	Jurupa Mission Partners, LLC 44650 Village Court, Suite 200 Palm Desert, CA 92260 Attn: William G. Bloodgood, Member
Location:	5961 Mission Boulevard, Rubidoux
Size:	52,090 Square Feet
Term:	20 years from occupancy
Occupancy:	After completion; After Fall of 2006
Rent:	\$1.62 Per Square Foot \$84,385.80 Per Month \$1,012,630 Per Year
Rental Adjustment:	Fixed Rent Increase @ 3% per year
County Requested Interior Improvements Cost:	\$2,864,950 Paid over three fiscal years
Option to Extend:	One five year extension
Option to Terminate Early:	Yes, after eight years
Interior & Exterior Maintenance:	Lessor provides all maintenance of building and grounds
Custodial:	Lessor provides all custodial services
Utilities:	County pays for all utilities:
Parking:	6:1 ratio; 374 Parking stalls

(Background Continued on Page 3)

Background Continued:

The Jurupa Social Services Center will include a full array of Self-Sufficiency programs, including CalWORKs Temporary Assistance, Medi-Cal, Food Stamps, Greater Avenues for Independence (GAIN), Child Care, and Initial Contract Case Management. In addition, DPSS plans to have other programs and administrative functions at this facility. The new facility will serve low to moderate income households in portions of Riverside, Rubidoux, Norco and Jurupa. Occupancy for the new Jurupa Self Social Services is scheduled to occur on or before Fall 2006.

Pursuant to Section 33433 of the Health and Safety Code, the redevelopment agency may sell property acquired with tax increment moneys for development pursuant to the redevelopment plan. Such action requires that the Board of Supervisors make appropriate findings, for which this project had the following findings approved by the Board of Supervisors on January 6, 2004: 1) that the project will eliminate blight; 2) that the development of the site is consistent with the Agency's implementation plan; and, 3) that the sale of the property is not less than the fair reuse value at the use and with the covenants and conditions and development costs authorized by the sale. Attached are the resolution and the required Summary Report of the proposed sale that outlines the specifics of the proposed transaction demonstrating that these requirements are met.

The lease agreement and resolution have been approved by County Counsel as to form. Agency staff recommends that the Board approve the resolution and the lease agreement.

A companion item appears on today's Board of Directors agenda.

RESOLUTION NO. 2004-374

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE AND JURUPA MISSION PARTNERS, LLC FOR THE JURUPA SELF-SUFFICIENCY CENTER PROJECT

WHEREAS, the Board of Supervisors of the County of Riverside (the "Board") has created the Redevelopment Agency for the County of Riverside (the "Agency") in accordance with the provisions of the Community Redevelopment Law (codified as the Health and Safety Code, Sections 33000, et. seq.) and has declared itself to the Board of Directors of said Agency; and

WHEREAS, the Board of Directors of the Redevelopment Agency on May 14, 2002 approved the purchase of three parcels of land for the development of a build-to-suit facility for the future Jurupa Self-Sufficiency Center in Rubidoux; and

WHEREAS, the Agency rescind the previously approved Disposition and Development Agreement approved January 6, 2004 with Jurupa Plaza, LLC resulting from a Notice of Termination provided by Jurupa Plaza, LLC and agreed to by the Agency; and

WHEREAS, the Agency has procured another developer and negotiated a Disposition and Development Agreement (the "Agreement") with Jurupa Mission Partners, LLC for the development and construction of the Jurupa Self-Sufficiency Project (the "Project"); and

WHEREAS, a Public Hearing has been held as required by Section Nos. 33431 and 33433 of the Health and Safety Code regarding the disposition of a 7.2 acre site (the "Site") on portions of assessors parcel numbers 177-250-001, 177-250-002, and 177-250-003 north of Mission Boulevard and south of Mustang Lane, approximately one quarter mile west of La Rue Street; and

WHEREAS, Section 33433 of the Health and Safety Code provides authorization for the Agency to dispose of land acquired with tax increment moneys; and

WHEREAS, Initial Study No. RDA/CEQA-2003-14 has been completed for the Project and complies with the California Environmental Quality Act (CEQA) and the Riverside County Rules to Implement CEQA; and

WHEREAS, with mitigation as specified in the Initial Study, the Project will not have a significant effect on the environment; and

NOW THEREFORE BE IT RESOLVED, FOUND AND DETERMINED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on this _____ day of _____, 2004.

SECTION 1. FINDINGS

1. The Project is consistent with the Redevelopment Implementation Plan adopted On December 21, 1999.
2. The Project will assist in the elimination of both physical and economic blight by revitalizing the existing substandard physical conditions to implement the Redevelopment Implementation Plan.
3. The consideration for the disposition of the Site is not less than the fair reuse value of the Site at its proposed use, when considered with the covenants, conditions and development costs required by the Agreement for the transfer of the Site.

SECTION 2. Approve the Disposition and Development Agreement between the Redevelopment Agency for the County of Riverside and Jurupa Mission Partners, LLC.

SECTION 3. This Resolution shall take effect upon its adoption.

///

///

///

MOVED, PASSED AND ADOPTED THIS _____ day of _____, 2004 by the
Board of Supervisors of the County of Riverside.

ATTEST:

COUNTY:

DATED: _____

Clerk of the Board
of Supervisors

COUNTY OF RIVERSIDE

BY: _____
Deputy

BY: _____
Roy Wilson, Chairman
Board of Supervisors