

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

942



FROM: Redevelopment Agency

SUBMITTAL DATE:
November 8, 2004

SUBJECT: Jurupa Social Services Center Project

RECOMMENDED MOTION: That the Board approve and authorize the Chairman to execute the Disposition and Development Agreement (DDA) between the Redevelopment Agency for the County of Riverside and Jurupa Mission Partners, LLC, for the development of the Jurupa Social Services Center Project and authorize the Executive Director or his designee to make any non-substantive changes.

BACKGROUND: 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 Service 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.

(Background continued on page two)

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Bradley J. Hudson

Bradley J. Hudson, Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,000,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	04/05

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: Yes

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

FORM APPROVED
COUNTY COUNSEL

NOV 15 2004

County Executive Office Signature

Bronck King

BY *Lee A. Vincent*

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

Prev. Agn. Ref.: 5/14/02, 4.3; 1/6/04,
4 5 9 1

District: 2nd

Agenda Number:

Submitted to the Board of Directors

Re: Form 11 - Jurupa Social Services Center Project

November 8, 2004

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Background continued:

On January 6, 2004 the Board approved a Disposition and Development Agreement (DDA) and 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 identical 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 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. The new facility will serve low to moderate income households in portions of Riverside, Rubidoux, Norco and Jurupa. Occupancy for the new Jurupa Social Services Center 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 which for this project including: 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 to the companion item Form 11 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 DDA has been reviewed and approved by County Counsel. A agency staff recommends that the Board approve the DDA with Jurupa Mission Partners, LLC for the development of the project.

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