

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

729



FROM: Economic Development Agency

SUBMITTAL DATE:
December 16, 2004

SUBJECT: Consulting Services Agreement for Appraisal Services for the Appraisal of French Valley Airport, Hemet-Ryan Airport and Jacqueline Cochran Regional Airport, 3rd and 4th Districts.

RECOMMENDED MOTION: That the Board of Supervisors: (1) Approve the Consulting Services Agreement for Appraisal Services between the County of Riverside and ABS Aviation Consultancy, Inc., a Florida corporation, dba Airport Business Solutions, Consultant; (2) Authorize the Assistant County Executive Officer/EDA or his designee to administer the contract in accordance with Board Policy B.11; and (3) Authorize the Chairman to execute the Consulting Services Agreement.

BACKGROUND: The Economic Development Agency (EDA) is in receipt of a Consulting Services Agreement between County and Consultant. Consultant was selected from among four appraisers responding to a Request For Submittal Of Qualifications And Proposal from EDA dated October 1, 2004. (CONTINUED ON PAGE 2)

Departmental Concurrence

Bradley J. Hudson

Bradley J. Hudson
Assistant County Executive Officer/EDA

BJH:RZ:HO

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FINANCIAL DATA	Current F.Y. Total Cost:	\$ 46,200.00	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	No

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: EDA Aviation Division Operating 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

Dan Matting

- Dept't Recomm.: Policy
- Per Exec. Off: Policy
- Consent
- Consent

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COUNTY OF RIVERSIDE

3.7

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD 3rd + 4th D. = 2.

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County has land available to lease and has entered into various ground leases at French Valley Airport, Hemet-Ryan Airport and Jacqueline Cochran Regional Airport.

These ground lease provide that Beginning July 1, 2005, and every fifth (5th) year thereafter, the basic monthly rent shall be one-twelfth (1/12) of eight percent (8%) of the appraised fair market value. A property appraisal for this purpose is to be performed by an independent certified appraiser, knowledgeable in aviation appraising, in good standing with the American Institute of Real Estate Appraisers and to be procured by the County.

Consultant was selected to perform the foregoing appraisal to establish the fair market value which will be used to adjust the rental rates in these leases and to establish a rental rate to be used in new ground leases which will be negotiated in the future.

EDA staff recommends that the Board approve the Consulting Services Agreement. County Counsel has reviewed and approved the form of the Agreement.

SUMMARY:

Service: Appraisal of French Valley Airport, Hemet-Ryan Airport and Jacqueline Cochran Regional Airport.

Cost: Forty-two thousand dollars (\$42,000.00) plus travel and project related expenses not to exceed forty-two hundred dollars (\$4,200.00), for a total contract amount of \$46,200. All fees will be paid from EDA Division's Operating Funds and there will be no impact on the County's General Fund.