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



**FROM:** Capital Improvement Program (CIP) Team

**SUBMITTAL DATE:**  
June 20, 2005

**SUBJECT:** Memorandum of Understanding Among the County of Riverside, the City of Riverside, the City of Riverside Redevelopment Agency and the Board of Law Library Trustees to Various Economic Development Issues in Downtown Riverside

**RECOMMENDED MOTION:** That the Board of Supervisors approve the Memorandum of Understanding (MOU) Among the County of Riverside, the City of Riverside, the City of Riverside Redevelopment Agency and the Board of Law Library Trustees.

**BACKGROUND:** On May 3, 2005, the Board approved the conceptual downtown Riverside Master Plan, which outlined plans to provide for the expansion of county facilities downtown within an orderly and coherent framework. This MOU is a beginning step toward the future envisioned within the master plan. The County of Riverside, City of Riverside and it's Redevelopment Agency, along with the Law Library Board of Trustees desire to enter into the MOU for the purpose of engaging in planning discussions with one another concerning possible exchanges of real property and their effect on achieving mutual goals for downtown Riverside. The MOU sets forth the agreed scope of planning discussion among the parties. (Continued on page 2)

Departmental Concurrence

*Gary M. Christmas*

*T.L. Miller*

GARY M. CHRISTMAS  
Deputy County Executive Officer

*for* MICHAEL J. SYLVESTER  
Director, Department of Facilities Management

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	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

<b>SOURCE OF FUNDS:</b>	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**  
*[Signature]*

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

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Memorandum of Understanding Among the County of Riverside, the City of Riverside, the City of Riverside Redevelopment Agency and the Board of Law Library Trustees to Various Economic Development Issues in Downtown Riverside

June 20, 2005

**BACKGROUND (continued):**

Highlights of the MOU include the following:

**County of Riverside**

- Conveyance of the old municipal court site to the city in exchange for the city police department building;
- Funding of the purchase price for the purchase of the Provident Bank Building for the purpose of locating a new law library facility in an amount not to exceed \$1.7 million (county \$1.6 million, city \$100,000);
- Receipt of 200 parking spaces within the 12<sup>th</sup> street parking garage from the city;
- Receipt of the law library parking lot from the Law Library Board of Trustees.

**City of Riverside and City of Riverside Redevelopment Agency**

- Conveyance of the city police department building to the county in exchange for the old municipal court site;
- Receipt of the old municipal court site from the county for development of an office building;
- Relinquishment of 200 parking spaces within the 12<sup>th</sup> street parking garage by the city to the county;
- Receipt of county parking lot north of 9<sup>th</sup> Street and east of Lime Street;
- Fund relocation/transaction costs in an amount not to exceed \$100,000;
- Cooperate with the county in the relocation of voice and data lines from the old municipal court site to city streets;
- Coordinate with the county in locating a new law library facility.

**Law Library Board of Trustees**

- Acceptance of the Provident Bank Building for the purpose of locating a new law library facility in exchange for the complete law library parking lot;
- Fund the purchase and transaction costs for property identified as Parcel 6 within the MOU;
- Continue county's month-to-month lease of the law library parking lot under present terms and conditions until such time the proposed exchanges can be implemented or abandoned;
- Coordinate with the county and city in locating a new law library facility.

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Memorandum of Understanding Among the County of Riverside, the City of Riverside, the City of Riverside Redevelopment Agency and the Board of Law Library Trustees to Various Economic Development Issues in Downtown

Riverside

June 20, 2005

**BACKGROUND (continued):**

According to the Law Library Board of Trustees, the Provident Building alone is not sufficient for the future law library expansion, which makes it necessary to expand to the contiguous property. They also have concerns that they will not have sufficient funds for future expansion efforts. The Trustees have indicated they will commit 75% of the income generated from the properties they are acquiring for the future expansion. In addition, the Trustees will ensure the preservation of the historic status of the Provident Building and develop the contiguous property with complementary design and architecture.

The MOU only provides points of understanding for the purpose of discussion of downtown development among the parties. Furthermore, the county recognizes that under the existing Business and Professions Code 6361, it is obligated to provide a county law library and the properties and other consideration exchanged reflects that obligation.

The City of Riverside has scheduled this MOU for consideration at their council meeting scheduled for June 28, 2005.