

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



809

FROM: Redevelopment Agency

SUBMITTAL DATE:
September 16, 2005

SUBJECT: Approval of Acquisition Agreement for Assessor Parcel Number 178-310-001 from Sterling and Constance Clemons, Trustees of the Clemons Family Trust U.A.D., Rubidoux Area

RECOMMENDED MOTION: That the Board of Directors:

1. Approve the Acquisition Agreement for Assessor Parcel Number 178-310-001 from Sterling and Constance Clemons, Trustees of the Clemons Family Trust U.A.D.; and
2. Authorize and direct the Chairman of the Board to execute the agreement; and
3. Authorize and direct the Executive Director of the Agency, or designee, to administer all actions or sign any related documents necessary to complete this transaction.

BACKGROUND: On January 25, 2005, the Board of Directors approved a Reimbursement Agreement between the Redevelopment Agency and EMR Residential Properties for the Emerald Meadows Ranch Project. This agreement allows for the Agency to be reimbursed for all costs associated with acquiring properties for site assembly on parcels that the developer could not secure.

(Continued on Page 2)

Robin Zimpfer
Robin Zimpfer, Executive Director

RZ:DL:TE:AMV:PKB:kh
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FINANCIAL DATA	Current F.Y. Total Cost:	\$490,000 plus escrow costs	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: No

SOURCE OF FUNDS: Initial Funding Provided with Jurupa Valley Redevelopment Capital Improvement Funds to be reimbursed by EMR Residential Properties LLC	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: **APPROVE**

Lois Brandt

County Executive Office Signature

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

Prev. Agn. Ref.: #4.4, 01-25-05 | District: 2 | Agenda Number:

BACKGROUND (continued)

The Agency has successfully negotiated the purchase of this single-family residence, consisting of 1.52 acres, that is needed for this project. The residents will be displaced by this acquisition, and relocation benefits and entitlements are currently in process. The property owners have found a replacement house that is in escrow. The offer, accepted by the property owners, is based on an independent appraisal, and the necessary documents have been signed.

The approval of this agreement, approved as to form by County Counsel, will require the expenditure of \$490,000.00, plus escrow fees, from funds budgeted for this project that will ultimately be reimbursed by the developer.

Guided by Government Code Section 7267: "In order to encourage and expedite the acquisition and relieve congestion in the courts, to assume consistent treatment for owners in the public programs, and to promote public land acquisition practices, public entities shall, to the greatest extent practicable, be guided by the provision of Section 7267.1: 'The public entity shall make every reasonable effort to acquire expeditiously real property by negotiation.'"