

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

117



FROM: Redevelopment Agency

SUBMITTAL DATE:
December 6, 2005

SUBJECT: Approval of Acquisition Agreement for Assessor Parcel Numbers 179-170-001 & 179-170-004 from the Estate of Guadalupe Nunez, Rubidoux Area

RECOMMENDED MOTION: That the Board of Directors:

1. Approve the Acquisition Agreement for Assessor Parcel Numbers 179-170-001 & 179-170-004 from the Estate of Guadalupe Nunez;
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 by EMR Residential Properties for all costs needed for the project.

Departmental Concurrence

(Continued on Page 2)

Robin Zimper
Robin Zimper, Executive Director

RZ:DL:TE:PKB:kh

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FINANCIAL DATA	Current F.Y. Total Cost:	\$805,000 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:	05/06

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

Lisa Brandl

County Executive Office Signature

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

Prev. Agn. Ref.: #4.4, 01-25-05

District: 2

Agenda Number:

4.9

BACKGROUND (continued)

The Agency has successfully negotiated the purchase of a single-family residence, consisting of 10.55 acres, which is needed for this project. The residents will be displaced by this acquisition, and relocation benefits and entitlements are in process. A replacement house is currently being sought for the displacees. The offer, accepted by the Estate for Guadalupe Nunez, 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 \$805,000, plus escrow fees, from funds budgeted for this project that will ultimately be reimbursed by the developer.

This transaction has been 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.' "