

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

574



**FROM:** Economic Development Agency and Department of Public Social Services

**SUBMITTAL DATE:**  
July 11, 2006

**SUBJECT:** First Amendment to Lease for the Jurupa Social Services Center

**RECOMMENDED MOTION:** That the Board approve and authorize the Chairman of the Board to execute the attached First Amendment to the Lease Agreement between the County of Riverside ("County") and Jurupa Mission Partners, LLC ("Lessor").

**BACKGROUND:** On November 23, 2004, the Board of Supervisors approved the Lease Agreement between the County and Jurupa Mission Partners, LLC for the Jurupa Social Services Center. The Jurupa Social Services Center ("Center") will be constructed on land purchased by the Redevelopment Agency that will be sold to Jurupa Mission Partners, LLC to facilitate the project. The Center will include a full array of Self-Sufficiency programs, including CalWORKs, Temporary Assistance, Medi-Cal, Food Stamps, Greater Avenues for Independence (GAIN), as well as a Child Protective Services (CPS) division.

(continued on Page 2)

*Cynthia Hinckley*  
\_\_\_\_\_  
Cynthia Hinckley, Director  
Department of Public Social Services

*Robin Zimpfer*  
\_\_\_\_\_  
Robin Zimpfer  
Assistant County Executive Officer/EDA

RDCOM/Dist2/Rubidoux//DPSSSelfSufficiency/F11First Amend61506

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 0	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ 0	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ 0	<b>For Fiscal Year:</b>	06-07

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** No

**SOURCE OF FUNDS:** Federal 58.2%; State 34.3%; County General Fund 3.4%; County/Realignment 4.1%; Other 0.1%;

<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

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

**County Executive Office Signature**

*Jennifer Baynes*  
\_\_\_\_\_  
Jennifer Baynes, County Executive Officer

Policy  Policy

Consent  Consent

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

**Prev. Agn. Ref.:** 5-14-02, 4.3; 1-6-04, 4.5; 11-23-04, 3.2

**District:** 2

**Agenda Number:**

3.32  
Form 11 (Rev 06/2003)

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

Reviewed by  
CIP TEAM  
Departmental Concurrence

**BACKGROUND** (continued): In addition, the Department of Public Social Services plans to have other programs and administrative functions at this facility. The new facility will serve low- to moderate-income households in portions of Riverside, Rubidoux, Norco, and Jurupa.

The County and Lessor now wish to amend the Lease Agreement to ensure maximum reimbursement of funding from federal and state sources in compliance with both agencies reimbursement regulations. The amendment separates out base rent and operational costs more clearly to ensure that the lease will not be considered a capital lease under federal guidelines.

The proposed First Amendment to the Lease between the County and Jurupa Mission Partners, LLC is summarized as follows:

Lessor:	Jurupa Mission Partners, LLC 44650 Village Court, Suite 200 Palm Desert, CA 92260 Attn: William G. Bloodgood, Member
Location:	5961 Mission Boulevard, Rubidoux
Size:	52,090 Square Feet
Term:	10 years from occupancy
Occupancy:	After completion: Fall 2007
Base Rent:	\$ 1.29 Per Square Foot \$ 67,196 Per Month \$806,352 Per Year
Rental Adjustment:	CPI between 2% and 5% annually
County Requested Interior Improvement Cost (T/I):	\$2,864,950 Paid over three fiscal years
Option to Extend:	One five-year extension
Option to Terminate Early:	Yes, after eight years
Operating Expenses which Includes Taxes & Insurance, Maintenance, Custodial and Utilities:	See attached Exhibit "J" on First Amendment to Lease
Parking:	Sufficient for County use

The First Amendment to Lease has been approved by County Counsel as to form, and Agency staff recommends approval.