

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

177



FROM: Economic Development Agency

SUBMITTAL DATE:
December 28, 2006

SUBJECT: Vail Ranch Historic Site-Amendment to Offer to Dedicate and Lease

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve and authorize, subject to approval by County Counsel, the Chairman to execute the attached First Amendment to Offer to Dedicate and Lease between the County of Riverside, Redhawk Towne Center LLC, and Vail Headquarters, LLC providing for the restoration and adaptive re-use of the Vail Ranch Historic Site; and
2. Approve and authorize the Chairman to execute the attached Lease between the County of Riverside and Redhawk Towne Center II, LLC for the lease of 1136 square feet of the Implement Barn.

Department of Concurrence

BACKGROUND: On May 13, 2003, the Board of Supervisors approved and executed an Offer to Dedicate and Lease Agreement between the County and Redhawk Towne Center, LLC (the "Historic Site Lease") to restore and lease the Vail Ranch Historic Site. The Historic Site is comprised of seven (7) historic

(continued on page 2)

Robin Zimpfer

RZ:JC:DL:TE:NM

F:\Shared\RDACOM\DIS3\Vail Ranch\Vail Ranch Agreement F-11(2).doc

Robin Zimpfer
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2006-2007

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: N/A	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

George J. Buzub

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

Prev. Agn. Ref.: 3.16, 05/13/03

District: 3

Agenda Number:

RECEIVED RIVERSIDE COUNTY
MAY 13 2003

BACKGROUND (continued):

structures on approximately four (4) acres of a larger site approved for 400,000 square feet of retail development. Redhawk Towne Center, LLC was acquired by a new parent company, Kimco Realty Corporation. Kimco does not have expertise in adaptive re-use of historic structures and proposed that a developer with experience in this area be solicited for the project. Kimco issued a request for proposals for the restoration and re-use of the historic site, and Artec Partners was selected based on extensive experience on adaptive re-use for commercial and residential projects in the Inland Empire. Artec Partners is family-owned and operated, and it is their mission to foster historic preservation through investment and long-term commitment to communities through public-private partnerships. The assignment obligates Vail Headquarters, LLC, a limited liability corporation formed by the members of Artec Partners, to complete the project based on the same terms and conditions that were agreed to in the original agreement. In addition, they will provide a \$3 million performance bond to ensure the project is completed.

In conjunction with development of the commercial improvements, a new implement barn was constructed on land fronting Redhawk Parkway that is ground leased from Redhawk Towne Center, LLC to Kohls. The Historic Site Lease provided for the County to lease 1136 square feet of the Implement Barn in addition to the historic site. Because the amendment only provides for the transfer of the historic site to Vail Headquarters, LLC and not the Implement Barn, a separate lease for the Implement Barn from Redhawk Towne Center II, LLC to the County has been prepared to reflect the separate ownership. County Counsel has approved the documents as to form, and staff recommends approval as proposed.