

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

355



FROM: Redevelopment Agency

SUBMITTAL DATE:
January 29, 2007

SUBJECT: RDA Resolution Number 2007-050, Authorization to Purchase Real Property for the Mecca Fire Station Project – Fourth District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2007-050, Authorization to Purchase Real Property for the Mecca Fire Station Project;
2. Approve and authorize the Chairman of the Board to execute the Acquisition Agreement pertaining to APN's 727-193-027, 727-193-028 and 727-193-030 between Robert C. Leon and Lillian L. Leon, Trustees of the Robert C. Leon and Lillian L. Leon Vivos Revocable Trust Declaration of 1986 and RDA;
3. Allocate the sum of \$950,000 for the purchase of the real property, fixtures and equipment, relocation benefits and miscellaneous costs;
4. Authorize the Clerk of the Board to certify acceptance of any documents pertaining to this transaction; and
5. Authorize the Executive Director of the Redevelopment Agency or designee to take all necessary steps to implement this Agreement, including signing subsequent necessary and relevant documents

(Continued on page 2)

Robin Zimpfer

RZ:JC:DL:TE:JP:KW

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Robin Zimpfer
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$950,000	In Current Year Budget:	Yes
	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 SUPERVISORS AGENDA: NO

SOURCE OF FUNDS: Desert Communities Project Area Redevelopment Capital Improvement Funds	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

Janet Hughes

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

3001 7M 31 W 11: 51

Prev. Agn. Ref.: 4.1; 12/21/06, 4.4; 1/10/06, 4.1; 2/28/06, 4.4; 1/9/07, 9.2; 1/23/07	District: 4	Agenda Number:
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ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

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BACKGROUND: On January 10, 2006, the Board of Directors approved the Mecca Revitalization Plan which includes a number of facilities including a new fire station. On January 23, 2007, the Board of Supervisors and Board of Directors held a public hearing regarding the proposed acquisition of land for the fire station and made the necessary findings for the acquisition of Assessor's Parcel Numbers 727-193-010, 727-193-011, 727-193-012, 727-193-013, 727-192-014, 727-193-023, 727-193-024, 727-193-025, 727-193-027, 727-193-028 and 727-193-030, the 11 parcels needed for the project.

Agency staff has successfully negotiated the acquisition of Assessor's Parcel Numbers 727-193-027, 727-193-028 and 727-193-030 for the purchase price of \$462,000 from Robert C. Leon and Lillian L. Leon Vivos Revocable Trust Declaration of 1986 or their successors in interest. The Notice of Intent to purchase this property went before the Board on January 9, 2007. The price is consistent with current property values in the Mecca area based on an independent fee appraisal report. The property contains four businesses: Juan's Auto Part's, Laundromat, Espanol Video Store and a U.S. Post Office located on the property which will be relocated. A budget of \$950,000 is recommended to fund the purchase of the land, improvements, fixtures, and equipment, pay associated relocation benefits, and pay for any miscellaneous costs related to the purchase of this property.

Purchase Price (APN's 727-193-027, 727-193-028, 727-193-030)	\$462,000
Fixtures and Equipment	\$260,000
Estimated Relocation Benefits	\$175,000
Miscellaneous Costs	<u>\$ 53,000</u>
TOTAL	\$950,000

Out of 11 parcels needed for the proposed project, there are still four remaining parcels being negotiated by Agency staff.

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.' "

2 RDA RESOLUTION NO. 2007-050
3 AUTHORIZATION TO PURCHASE REAL PROPERTY
4 FOR THE MECCA FIRE STATION PROJECT
4 Fourth Supervisorial District

5 WHEREAS, the Redevelopment Agency for the County of Riverside hereinafter
6 "Agency," is a Redevelopment Agency duly created, established and authorized to
7 transact business and exercise its powers, all under and pursuant to the provisions of
8 the Community Redevelopment Law which is Part 1 of Division 24 of the California
9 Health and Safety Code (commencing with Section 33000 et seq.); and

10 WHEREAS, Agency has adopted Redevelopment Plan, hereinafter "Plan," for
11 the Desert Communities, hereinafter referred to as "Project Area," and

12 WHEREAS, pursuant to Section 33670 of the Health and Safety Code, the
13 Agency began receiving tax increment from the Project Areas in January 1988, and
14 continues to receive annual tax increment revenue; and

15 WHEREAS, pursuant to the provisions of the Community Redevelopment Law,
16 Section 33391 of the Health and Safety Code, the Agency may acquire, within a survey
17 area or for purpose of redevelopment, any interest in real property; and

18 WHEREAS, the Agency has identified a Preferred Site for the relocation of the
19 existing Mecca Fire Station; and

20 WHEREAS, the Preferred Site is located within the Desert Communities Project
21 Area and consists of approximately 11 parcels of which three of the parcels are the
22 subject of this resolution and identified as Assessor's Parcel Numbers 727-193-027,
23 727-193-028 and 727-193-030, more particularly described as lots 7, 8, 9, 10 and 11
24 through 18 in block 85 as shown on amended map of Mecca townsite, in the County of
25 Riverside, State of California, as per Map recorded in Book 9 Page 93 of Maps, in the
26 Office of the County Recorder of said County; and

27 WHEREAS, based on an independent fee appraisal report, the Agency has
28 negotiated a purchase price of \$462,000 for the real property; and

1 **WHEREAS**, based on an independent fee appraisal report the real property
2 consists of approximately 38,125 square feet, and as part of the acquisition the Agency
3 is required to relocate four existing businesses which include an auto parts store,
4 laundromat, video store, and a U.S. Post Office; and

5 **WHEREAS**, the Agency must provide relocation assistance as required under
6 the Relocation Act of 1990; and

7 **WHEREAS**, out of eleven parcels needed for the proposed Project there are still
8 four remaining being negotiated by Agency staff; and

9 **WHEREAS**, the purchase of these eleven parcels will assist in the Agency in
10 meeting its goal of revitalizing and improving downtown Mecca by constructing a new
11 fire station for the purpose of redevelopment; and

12 **WHEREAS**, prior to using this Preferred Site for the purpose described in this
13 Resolution, the Agency understands and agrees to fully comply with the California
14 Environmental Quality Act; and

15 **WHEREAS**, the purchase of this Preferred Site will assist in the elimination of
16 blight and is consistent with the implementation plan adopted pursuant to Section 33490
17 of the Health and Safety Code.

18 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
19 the Redevelopment Agency for the County of Riverside, State of California, in regular
20 session assembled on February 6, 2007, as follows:

21 1. That the Board of Directors hereby finds and declares that the above
22 recitals are true and correct.

23 2. That the Agency is authorized to purchase real property located in the
24 community of Mecca, County of Riverside.

25 3. That the Chairman of the Board of Directors is hereby authorized to
26 execute any and all documents necessary to purchase the real property from Robert C.
27 Leon and Lillian L. Leon, Trustees of the Robert C. Leon and Lillian L. Leon Vivos
28 Revocable Trust Declaration of 1986, or their successors in interest.

1 4. That the Executive Director of the Redevelopment Agency or designee is
2 hereby authorized to take the necessary actions and execute any related documents to
3 complete this purchase.

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FORM APPROVED
COUNTY COUNSEL

JAN 30 2007

