

228

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



FROM: Redevelopment Agency

SUBMITTAL DATE:
August 14, 2007

SUBJECT: Exclusive Negotiating Agreement with Golison Development

RECOMMENDED MOTION: That the Board of Directors

1. Approve and authorize the Chairman to execute the Exclusive Negotiating Agreement (ENA) with Golison Development for the development of 5393 Mission Boulevard, located in the unincorporated community of Rubidoux;
2. Authorize the Agency's Executive Director to enter into amendments of this ENA on behalf of the Agency to grant extensions of the Negotiation Period.

BACKGROUND: On February 9, 2007, the Agency distributed a Request for Qualifications and Development Proposals (RFP) for the development of a 1.27 acre site (APN 179-260-014) located in the Jurupa Valley Project Area, at 5393 Mission Boulevard, in the community of Rubidoux, with the goal of entering into a purchase agreement for development of the site. Development of the property will fulfill the Agency objectives to redevelop an underutilized asset in a way that will complement the community and help to effectuate the redevelopment objectives of the Project Area consistent with its highest and best use. (continued on Page 2)

RZ:DL:TE:RD

Robin Zimpfer
Robin Zimpfer
Executive Director

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|-----------------------|-------------------------------|------|-------------------------|-------|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$ 0 | In Current Year Budget: | Yes |
| | Current F.Y. Net County Cost: | \$ 0 | Budget Adjustment: | No |
| | Annual Net County Cost: | \$ 0 | For Fiscal Year: | 07/08 |

COMPANION ITEM ON BOARD OF SUPERVISORS 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

BY: *Jennifer C. Sargent*
Jennifer C. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
DATE 8/30/07
MICHELLE CLACK

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

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RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.: None

District: 2nd

Agenda Number:

BACKGROUND (continued): After evaluating developer responses, Agency staff selected Golison Development as the developer which best met the selection criteria in the RFP process. Golison Development desires to develop either a two-tenant development including a drive-through restaurant that will service Mission Boulevard commuters and a retail use in a separate building, or a single free-standing restaurant.

Staff recommends that the Board of Directors execute the attached Exclusive Negotiating Agreement and authorize the Executive Director to enter into negotiations with Golison Development to further develop plans for the site, to solicit end users and to negotiate the terms and conditions of the purchase and development. A real estate appraisal of the site will be conducted, and the purchase price payable by Golison Development, will be determined during the negotiation process.