

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

613



FROM: Redevelopment Agency

SUBMITTAL DATE:
December 26, 2008

SUBJECT: Amendment to the Authorization to Purchase Real Property APNs 443-050-002, 003, 004, 021, 022, 023, 024, 027, 028, 029, and 031 - 3rd Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

- 1) Approve an increase in the allocation of funds for the purchase of the real property, option and extension fees, estimated transaction fees, and escrow fees from \$3,270,000 to \$3,483,185; and
- 2) Approve and authorize the Chairman to execute the two Assignment, Assumption, Amendment and Consents in order to complete the purchase of the real property.

BACKGROUND:

On September 18, 2007, the Board of Directors approved RDA Resolution Number 2007-037, Authorization to Purchase Real Property APNs 443-050-002, 443-050-003, 443-050-004, 443-050-021, 443-050-022, 443-050-023, 443-050-024, 443-050-027, 443-050-028, 443-050-029, and 443-050-031. The Board approved a total allocation of \$3,270,000 for the purchase of the real property, option and extension fees, and estimated transaction fees.

(Continued on Page 2)

Deanna Lorson
Deanna Lorson, Deputy Executive Director, for Robin Zimpfer, Executive Director

RZ:DL:TE:JP:DSC:kh

S:\RealProperty\Real Property\District Projects\Dist 3\North Hernet Crossing\F11107-3-062.fm11bamhart.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 3,483,185	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2007/2008

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: NO

SOURCE OF FUNDS: Mid-County Project Area – Redevelopment Housing Set-Aside Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: *Jennifer L. Sargent*
Jennifer L. Sargent

County Executive Office Signature

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

Prev. Agn. Ref.: 9-18-07 #4.2

District: 3

Agenda Number:

Reviewed by CIP TEAM Christopher Plans
FORM APPROVED COUNTY COUNSEL BY: *LARISA R-MCKENNA* 12/26/08
By: *LARISA R-MCKENNA* 12/26/08
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BACKGROUND (continued):

The purchase price was based on a specified cost per square foot. Prior to closing, it was determined that the property was larger than originally anticipated. The cost of the increased square footage is \$37,500. Due to escrow extensions, there are additional option payments in the amount of \$165,000 and escrow fees in the amount of \$10,685. Any overages in the budget will be refunded to the Mid-County Project Area – Redevelopment Housing Set-Aside subsequent to the closing of escrow.

It is anticipated that the property will be used for the development of affordable housing. 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' ".