

834

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



FROM: Redevelopment Agency

SUBMITTAL DATE:
March 30, 2008

SUBJECT: RDA Resolution No. 2008-020, Authorization to Purchase Real Property in the Desert Communities Project Area – APN 757-041-030 – 4th Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2008-020, Authorization to Purchase Real Property in the Desert Communities Project Area within the unincorporated community of Thermal, County of Riverside;
2. Approve and authorize the Chairman of the Board to execute the Acquisition Agreement for the purchase of APN 757-041-030 from Elaine and Carl Richardson by the Redevelopment Agency;
3. Authorize the Clerk of the Board to certify acceptance of any documents pertaining to this transaction; and
4. Authorize the Executive Director of the Redevelopment Agency or designee to execute and take all necessary steps to implement the Acquisition Agreement including signing subsequent, necessary related documents to complete this transaction.

BACKGROUND:
(Continued on Page 2)

FORM APPROVED COUNTY COUNSEL
DATE 4/14/08
MICHELLE CLACK

Robin Zimpfer

RZ:DL:TE:JMP:DSC:TK:kh

Robin Zimpfer
Executive Director

S:\RealProperty\Real Property\District Projects\Dist 4\Thermal Revitalization\Agreements\Richardson Form 11 Resolution\Richardson Fm11 Auth 3-17-08.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 140,000 plus escrow fees	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: 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

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

County Executive Office Signature

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

Prev. Agn. Ref.: 3-25-08
Agenda # 4.3

District: 4

Agenda Number:

Page 2

BACKGROUND:

Agency staff has successfully negotiated a settlement for the acquisition of property identified as Assessor's Parcel Number 757-041-010 with Elaine and Carl Richardson, for a purchase price of \$140,000 plus escrow fees and miscellaneous costs associated with the acquisition.

The negotiated price is consistent with current property values in the Thermal area based on an independent fee appraisal report.

The subject parcel has a commercial building that received fire damage when the adjacent building on the north side burnt down in July 2007. The parcel is one of the properties needed for redevelopment purposes that will assist in eliminating blighting conditions in the vicinity of Highway 111 and Main Street in Thermal, County of Riverside.

The Notice of Intent to Purchase Real Property was approved by the Board of Directors on March 25, 2008.

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'".

**RDA RESOLUTION NO. 2008-020
AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE DESERT
COMMUNITIES PROJECT AREA
(4TH Supervisorial District)**

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

WHEREAS, On July 20, 1999, the Riverside County Board of Supervisors adopted Ordinance No. 795 amending and merging several project areas and approving the redevelopment plan for the Desert Communities Project Area, hereinafter referred to as "Project Area," and

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

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

WHEREAS, the Agency has based on an independent fee appraisal report, negotiated a purchase price of \$140,000,000 for Assessor's Parcel Number 757-041-030, hereinafter the "Property" more particularly described as Lot 30 in Block A in the townsite of Thermal, in the County of Riverside, State of California as shown by map on file in Book 4, page 69 of maps, records of Riverside County, California; and

WHEREAS, the Property is located in the Thermal Sub-Area within the Desert Communities Project Area, hereinafter the "Sub-Area"; and

WHEREAS, the Agency is purchasing the Property for redevelopment purposes that will assist in implementing the Redevelopment Plan for the Project Area, hereinafter

FORM APPROVED COUNTY COUNSEL
BY: Michelle Clack 4/14/08 DATE
MICHELLE CLACK

1 the "Plan" and assist in eliminating physical blighting conditions within the Sub-Area;
2 and

3 **WHEREAS**, prior to using the Property for the purpose described in the Plan, the
4 Agency understands and agrees to fully comply with the California Environmental
5 Quality Act.

6 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
7 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
8 California, in regular session assembled on April 22, 2008, as follows:

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

11 2. That the Redevelopment Agency for the County of Riverside is authorized
12 to purchase real property identified as Assessor's Parcel Number 757-041-030, more
13 particularly described in Exhibit "A" attached hereto and incorporated here by reference.

14 3. That the purchase price for the real property is \$140,000.

15 4. That the Chairman of the Board of Directors is hereby authorized to
16 execute any and all documents necessary to purchase the real property from Elaine and
17 Carl Richardson.

18 5. That the Executive Director of the Redevelopment Agency or designee is
19 hereby authorized to execute subsequent and relevant documents necessary to
20 complete this transaction.

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

28 ///

EXHIBIT "A"

LOT 30 IN BLOCK A IN THE TOWNSITE OF THERMAL, IN THE COUNTY
OF RIVERSIDE STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN
BOOK 4, PAGE 69 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA