

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

836



FROM: Redevelopment Agency

SUBMITTAL DATE:
March 30, 2008

SUBJECT: RDA Resolution No. 2008-028, Authorization to Purchase Real Property in the Desert Communities Project Area – APN 757-054-018 – 4th Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2008-028, 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 757-054-018 between Maria Magdalena Rodriguez and 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)

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

Robin Zimpfer

Robin Zimpfer
Executive Director

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 175,000 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

FORM APPROVED COUNTY COUNSEL
 BY: *Michelle Clack*
 DATE: 4/1/08
 MICHELLE CLACK
 Policy Consent
 Policy Consent
 Dep't Recomm.: Per Exec. Ofc.:

Page 2

BACKGROUND:

Agency staff has successfully negotiated a settlement for the acquisition of property identified as Assessor's Parcel Number 757-054-018 with Maria Magdalena Rodriguez, for a purchase price of \$175,000 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 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'".

2 **RDA RESOLUTION NO. 2008-028**
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE DESERT**
4 **COMMUNITIES PROJECT AREA**
5 **(4TH Supervisorial District)**

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

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

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

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

21 **WHEREAS**, the Agency has based on an independent fee appraisal report,
22 negotiated a purchase price of \$175,000 for Assessor's Parcel Number 757-054-018,
23 hereinafter the "Property", more particularly described as Lot 29 in Block 6 of Thermal
24 Townsite, as per Map recorded in Book 4, Page 78 of Maps, in the Office of the County
25 Recorder of said County. Together with that portion of the alley adjoining said Lot 29 on
26 the Northeast, as vacated by the County of Riverside, recorded October 29, 1929 as
27 instrument No. 1935 that would pas by operation of law; and

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

FORM APPROVED COUNTY COUNSEL
BY *Michelle Clack* DATE *4/15/08*
MICHELLE CLACK

1 **WHEREAS**, the Agency is purchasing the Property for redevelopment purposes
2 that assist in implementing the Redevelopment Plan, hereinafter the "Plan" and assist in
3 eliminating physical blighting conditions within the Sub-Area; and

4 **WHEREAS**, prior to using the Property for the purpose described in the Plan, the
5 Agency understands and agrees to fully comply with the California Environmental 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 757-054-018, more
13 particularly described in Exhibit "A" which is attached hereto and incorporated here by
14 reference.

15 3. That the purchase price for the real property is \$175,000.

16 4. That the Chairman of the Board of Directors is hereby authorized to
17 execute any and all documents necessary to purchase the real property from Maria
18 Magdalena Rodriguez.

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

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EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

Lot 29 of Block 6 of Thermal Townsite, as per Map recorded in Book 4, Page 78 of Maps, in the Office of the County Recorder of said County.

Together with that portion of the alley adjoining said Lot 29 on the Northeast, as vacated by the County of Riverside, recorded October 29, 1929 as Instrument No. 1935 that would pass by operation of law.

