

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

835



FROM: Redevelopment Agency

SUBMITTAL DATE:
March 30, 2008

SUBJECT: RDA Resolution No. 2008-032, Authorization to Purchase Real Property in the Desert Communities Project Area – APN 757-041-010 – 4th Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2008-032, 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 757-041-010 between Stacy P. Kastner, Administrator, also known as Stacy Paliombay, for the Estate of Apostolos Paliombeis 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.

Departmental Concurrence

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\Paliombeis Form 11 Resolution\Paliombeis Fm11 Auth 3-17-08.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 72,000 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
DATE 4/14/08
BY MICHELLE CLACK
Policy Policy
Consent Consent
Dep't Recomm.: Per Exec. Ofc.:

BACKGROUND:

Agency staff has successfully negotiated a settlement for the acquisition of property identified as Assessor's Parcel Number 757-041-010 with Stacy P. Kastner, also known as Stacy Paliombeis, Administrator of the

Estate of Apostolos Paliombeis, for a purchase price of \$72,000 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 recently destroyed by fire in July 2007, and 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'".

1 **BOARD OF DIRECTORS**

REDEVELOPMENT AGENCY

2 **RDA RESOLUTION NO. 2008-032**
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE DESERT COMMUNITIES**
4 **PROJECT AREA**
5 **(4TH Supervisorial District)**

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

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

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

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

21 **WHEREAS**, the Agency has based on an independent fee appraisal report, negotiated
22 a purchase price of \$72,000 for Assessor's Parcel Number 757-041-010, hereinafter the
23 "Property", more particularly described as Lot 29 in Block "A" of Thermal, in the County of
24 Riverside, State of California, as shown by map on file in Book 4, Page 69 of maps, records of
25 said Riverside County; and

26 **WHEREAS**, the Property is located in the Thermal Sub-Area within in the Project Area,
27 hereinafter the ("Sub-Area"); and

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

FORM APPROVED COUNTY COUNSEL
DATE
BY MICHELLE CLACK

1 "Plan" and assist in eliminating physical blighting conditions within the Thermal Sub-Area; and
2 **WHEREAS**, prior to using the Property for the purpose described in the Plan, the
3 Agency understands and agrees to fully comply with the California Environmental Quality Act.

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

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

9 2. That the Redevelopment Agency for the County of Riverside is authorized to
10 purchase real property identified as Assessor's Parcel Number 757-041-010, more particularly
11 described in Exhibit "A" which is attached hereto and incorporated here by reference.

12 3. That the purchase price for the real property is \$72,000.

13 4. That the Chairman of the Board of Directors is hereby authorized to execute any
14 and all documents necessary to purchase the real property from Stacy P. Kastner,
15 Administrator, also known as Stacy Paliombay, for the Estate of Apostolos Paliombeis.

16 5. That the Executive Director of the Redevelopment Agency or designee is hereby
17 authorized to execute subsequent and relevant documents to complete this transaction.

18 ///

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

28 ///

EXHIBIT "A"

LOT 29 IN BLOCK "A" 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 SAID RIVERSIDE COUNTY.