

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

438



FROM: Redevelopment Agency

SUBMITTAL DATE:
April 17, 2008

SUBJECT: RDA Resolution No. 2008-043, Authorization to Purchase Real Property in the Unincorporated Community of Oasis, APNs 751-130-019 and 751-130-020 - 4th Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2008-043, Authorization to Purchase Real Property in Oasis, APNs 751-130-019 and 751-130-020 between the Redevelopment Agency and the Estate of Marcelo Resultay, Deceased, and Amada Resultay (Property Owners);
2. Approve and execute the Assignment, Assumption and Consent Agreement between Gough Real Estate Investments, LLC, the Property Owners and the Redevelopment Agency;
3. Approve and execute the Relocation Services Agreement between Paragon Partners Ltd. and the Redevelopment Agency;
4. Allocate the sum of \$4,140,500 for the purchase of real property, personal property, relocation assistance, property management and miscellaneous costs;
5. Authorize and direct the Clerk of the Board to certify acceptance of any documents pertaining to this transaction;
6. Authorize the Chairman of the Board of Directors to execute all documents related to this transaction; and
7. Authorize the Executive Director of the Redevelopment Agency or designee to administer all actions necessary and to sign any related documents necessary to complete this transaction.

(Background on Page 2)

Deanna Lorson

RZ:DL:TE:ER:JP:TF:AG:kw

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

S:\RealProperty\Real Property\District Projects\Dist 4\100 Palms\ProjectForm
11\Authorization 2008-043--leah rev (5).doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 4,140,500 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: Redevelopment Low and Moderate Income Housing 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

Reviewed by
CIP TEAM
Christopher Hans
Christopher Hans
Departmental Concurrence

FORM APPROVED COUNTY COUNSEL
BY: *Michelle Clack*
MICHELLE CLACK
DATE: 4/17/08

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

April 17, 2008

Page 2

BACKGROUND:

The Redevelopment Agency for the County of Riverside, in its continuing commitment to enhance the lives of the residents in the unincorporated areas of the County, desires to purchase the subject property located at 85-460 Middleton Street and 66-845 Highway 86, commonly known as Assessor's Parcel Numbers 751-130-019 and 751-130-020, also particularly known as the 100 Palms Resort Mobile Home Park, hereinafter referred to as the "Property."

The Property is currently a mixed-use site with mobile homes, cabins, auto tire shop, small commercial market, and miscellaneous structures. Currently, the Property is distressed due to lack of needed maintenance which caused deterioration to existing structures and improvements. Additional items that contribute to blighted conditions and constitute a health hazard in the community include substandard infrastructure and unpermitted additions. The infrastructure is characterized by unpaved roads, septic pits covered with plywood and electrical lines affixed to dead palm trees. The mobile homes are typically travel trailers or single-wides more than 20 years old. Materials used to construct the rudimentary additions include plywood and agricultural pallets.

It is the Redevelopment Agency's desire to acquire the Property for development of much needed decent and affordable housing units to benefit the residents of Oasis and outlying areas.

The owners are the heirs to the estate of Marcelo Resultay, deceased, and Amada Resultay. Mrs. Resultay resides on the Property and operates and maintains the substandard housing facility which consists of 35 mobile home rental spaces with unpermitted additions, 15 cabins built in the 1920's and other miscellaneous structures. The owners also operate a small store on site and lease space to the auto tire shop. The mobile home rental spaces are mostly occupied by tenants that own the unit in which they reside. The tenants are all lower income households.

The Agency will provide relocation benefits and assistance to all qualified tenants of the park as required under the California Relocation Assistance Act of 1970. The negotiated price is consistent with current property values in the Oasis area based on an independent fee appraisal report and considering the public purposes which will be achieved by removing blight and improving the health and safety of the community.

The Redevelopment Agency has agreed to assume the Purchase Contract by accepting the Assignment, Assumption and Consent Agreement from the Developer and Property owners. The following summarizes the funding necessary for the acquisition of the Property:

Land Acquisition (APNs 751-130-019 and 751-130-020)	\$2,125,286
Relocation Benefits (estimated)	\$1,498,340
Personal Property (18 Mobile Homes)	\$ 180,000
Relocation Consultant	\$ 193,600
Property Management	\$ 75,000
Miscellaneous Costs	\$ 41,000
Emergency Repairs & Board Up	\$ 21,254
Personal Property Appraisals	\$ 6,020
TOTAL	\$4,140,500

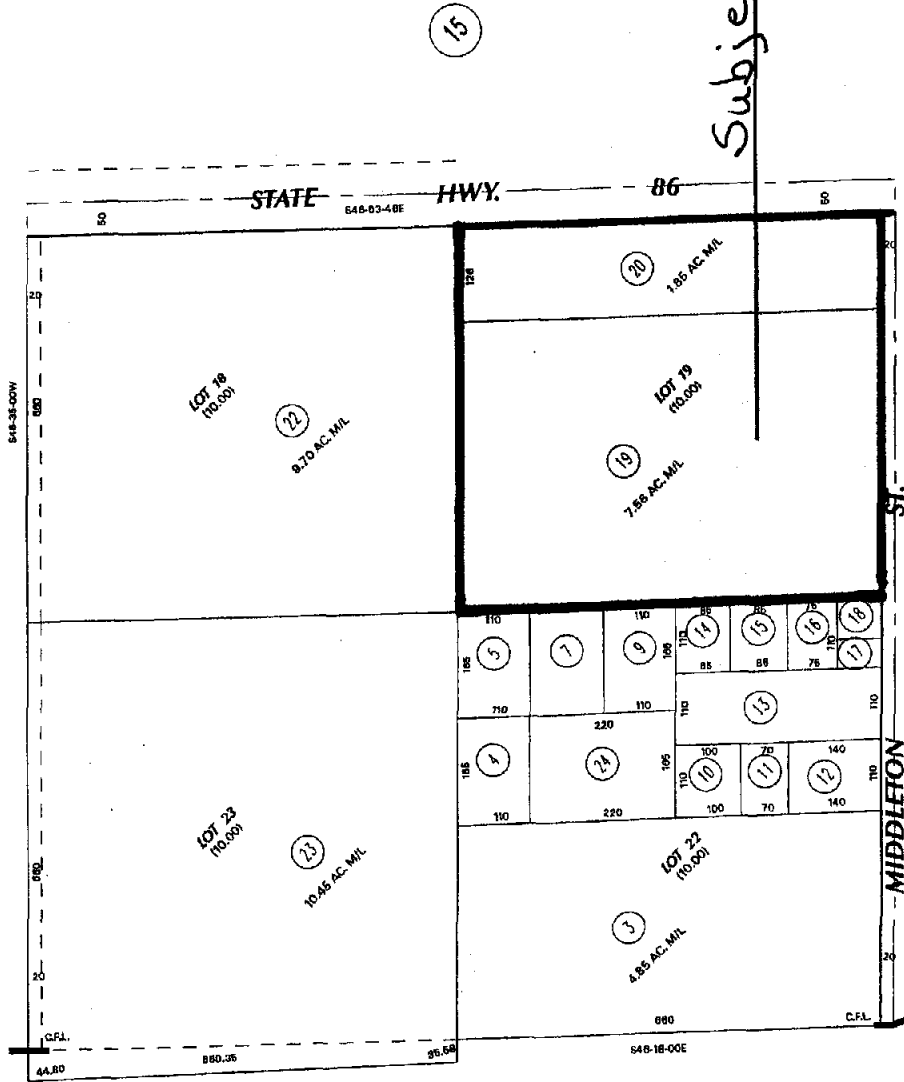
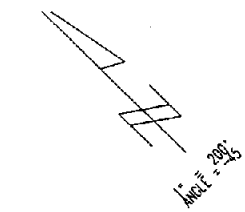
Notice of publication to satisfy the California Government Code Section 6063 has been published on April 11, 18 and 25, 2008. Proof of publication attached. Agency staff recommends approval of Resolution No. 2008-043 and allocation of \$4,140,500 from the Low and Moderate Income Housing Funds.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAPS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. SEC 17 T. 7S., R. 8E

T.R.A. 058-047

751-25-52



Subject Property

DATA: 8/11/11-RIV-26-6-9, 10
85-28/51

ASSESSOR'S MAP BK751 PG.13
Riverside County, Calif.

CS01

MB 10/23 CARULLA FRUIT & LAND CO.

Nov 2001

DEC 0

DATE	003 NUMBER
09/21	11/01

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**NOTICE OF INTENT TO PURCHASE REAL PROPERTY
IN THE UNINCORPORATED AREA OF
THE COUNTY OF RIVERSIDE**

This Notice of Intent to Purchase Real Property is being advertised under 6063 of the California Government Code and that the Redevelopment Agency for the County of Riverside intends to purchase real property identified as Assessor's Parcel Numbers 751-130-019 and 751-130-020 and it will consider Resolution Number 2008-043, the Assignment, Assumption, and Consent Agreement and the Relocation Consultant Agreement on April 29, 2008, at 9:00 a.m., or as soon thereafter as the agenda of the Board permits, at the Riverside County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California to consider the following:

PROJECT DESCRIPTION AND LOCATION

It is proposed that the Board approve the Assignment, Assumption, and Consent Agreement by and between David Gough, Amada G. Resultay and Ricardo Resultay and the Redevelopment Agency and that the Board also approve the Relocation Consultant Agreement by and between Paragon Partners, L.T.D. and the Redevelopment Agency. The total costs of \$4,135,419 is the estimated amount to cover the acquisition of the subject property from Marcelo Resultay and Amada Resultay, as tenants in common; acquisition of 18 existing coaches/trailers, relocation of current tenants, relocation consultant fees, property management and miscellaneous costs.

At anytime, not later than the hour set forth above, any person may submit written comments regarding this proposed action to the Clerk of the Board at the above address. At the hour set forth above, the Board of Directors shall proceed to hear and pass upon all written and oral testimony relating to the proposed action. Interested persons may obtain a copy of the proposed agreements at the Riverside County Economic Development Agency, 1325 Spruce Street, Suite Four, Riverside, CA 92507, or by calling Janet M. Parks at (951) 955-6667. 4/11/08, 25

**NOTICE TO CONTRACTORS CALLING FOR BIDS
VAL VERDE UNIFIED SCHOOL**

1 BOARD OF DIRECTORS

REDEVELOPMENT AGENCY

2 **RDA RESOLUTION NO. 2008-043**
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE UNINCORPORATED**
4 **COMMUNITY OF OASIS, APNS 751-130-019 AND 751-130-020**
5 **(Fourth Supervisorial District)**

6 **WHEREAS**, the Redevelopment Agency for the County of Riverside, ("Agency")
7 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
9 Community Redevelopment Law which is Part 1 of Division 24 of the California Health
10 and Safety Code (commencing with Section 33000 et seq.); and

11 **WHEREAS**, the Riverside County Board of Supervisors adopted redevelopment
12 plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-County, Desert
13 Communities, and I-215 Corridor, ("Project Areas"); and

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

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

20 **WHEREAS**, the Agency has, negotiated the total sum of \$4,140,500 for
21 acquisition, purchase of personal property, relocation assistance, property
22 management, and miscellaneous cost for Assessors Parcel Numbers 751-130-019 and
23 751-130-020 ("Property"), more particularly described in Exhibit "A", attached hereto
24 and incorporated herein by reference; and

25 **WHEREAS**, the Agency must provide relocation benefits and assistance to all
26 qualified tenants of the mobile home park located on the Property as required under the
27 California Relocation Assistance Act of 1970; and

28 **WHEREAS**, the Property is located outside the Desert Communities Project
Area; and

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

1 **WHEREAS**, the Agency adopted Resolution RDA 2005-35 on December 20,
2 2005, with a finding that the use of Low and Moderate Income Housing Set Aside Funds
3 outside the Redevelopment Project Area is of Benefit to the Project Area: and

4 **WHEREAS**, the Riverside County Board of Supervisors adopted Resolution
5 2005-374 on December 20, 2005, with a similar finding; and

6 **WHEREAS**, the heirs to the Marcelo Resultay Estate, Amada Resultay,
7 ("Property Owners") and Gough Real Estate Investments, LLC. ("Developer"), entered
8 into a sales and purchase agreement for the Property; and

9 **WHEREAS**, Property Owners and the Developer desire to assign the sales and
10 purchase agreement to the Agency by executing an Assignment, Assumption, and
11 Consent Agreement; and

12 **WHEREAS**, the Agency desires to assume the sales and purchase agreement
13 and acquire the Property at the negotiated price; and

14 **WHEREAS**, the heirs to the Marcelo Resultay Estate and Amada Resultay are
15 willing sellers and consent to the above described assignment; and

16 **WHEREAS**, the Agency is purchasing the Property for redevelopment purposes,
17 which may include affordable housing, that will assist the Agency in meeting its goal of
18 assisting in the elimination of blighted conditions and increasing, improving and
19 preserving the supply of affordable housing in the community.

20 **WHEREAS**, prior to redeveloping the Property the Agency understands and
21 agrees to fully comply with the California Environmental Quality Act.

22 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
23 the Redevelopment Agency for the County of Riverside, State of California, in regular
24 session assembled on April 29, 2008, as follows:

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

27 2. That the Redevelopment Agency is authorized to purchase the property
28 identified as Assessor's Parcel Numbers 751-130-019 and 731-130-020, more

1 particularly described in Exhibit "A", attached hereto.

2 3. That the total sum of \$4,140,500 includes the acquisition of the Property,
3 purchase of personal property, relocation assistance, property management and
4 miscellaneous costs.

5 4. That the Chairman of the Board of Directors is hereby authorized to
6 execute any and all documents related to the purchase of the real property from the
7 Estate of Marcelo Resultay, deceased, and Amada Resultay, as joint tenants in
8 common.

9 5. That the Executive Director of the Redevelopment Agency or designee is
10 hereby authorized to execute subsequent and relevant documents necessary to
11 complete this purchase.

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EXHIBIT "A"

Lot 19 of lands of the Cahuilla Fruit and Land Company, being a subdivision of a portion of Section 17, Township 7 South, Range 8 East, San Bernardino Meridian, in the County of Riverside, State of California, as per map recorded in Book 10, Page 23 of maps, in the Office of the County Recorder of said County.

Excepting therefrom that portion lying within the State Highway as conveyed to the State of California by deeds recorded September 3, 1931, in Book 44, Page 36, and July 12, 1932, in Book 82, Page 245, respectively, official records.

Also except therefrom the southeasterly 5 feet of the northeasterly 146 feet, as conveyed to the County of Riverside by deed recorded November 13, 1963, as Instrument No. 120353, official records.

Also except therefrom that portion, if any, included within Middleton Street, as accepted by the County of Riverside by Resolution, a certified copy of which was recorded May 21, 1957, as Instrument No. 37268, official records.

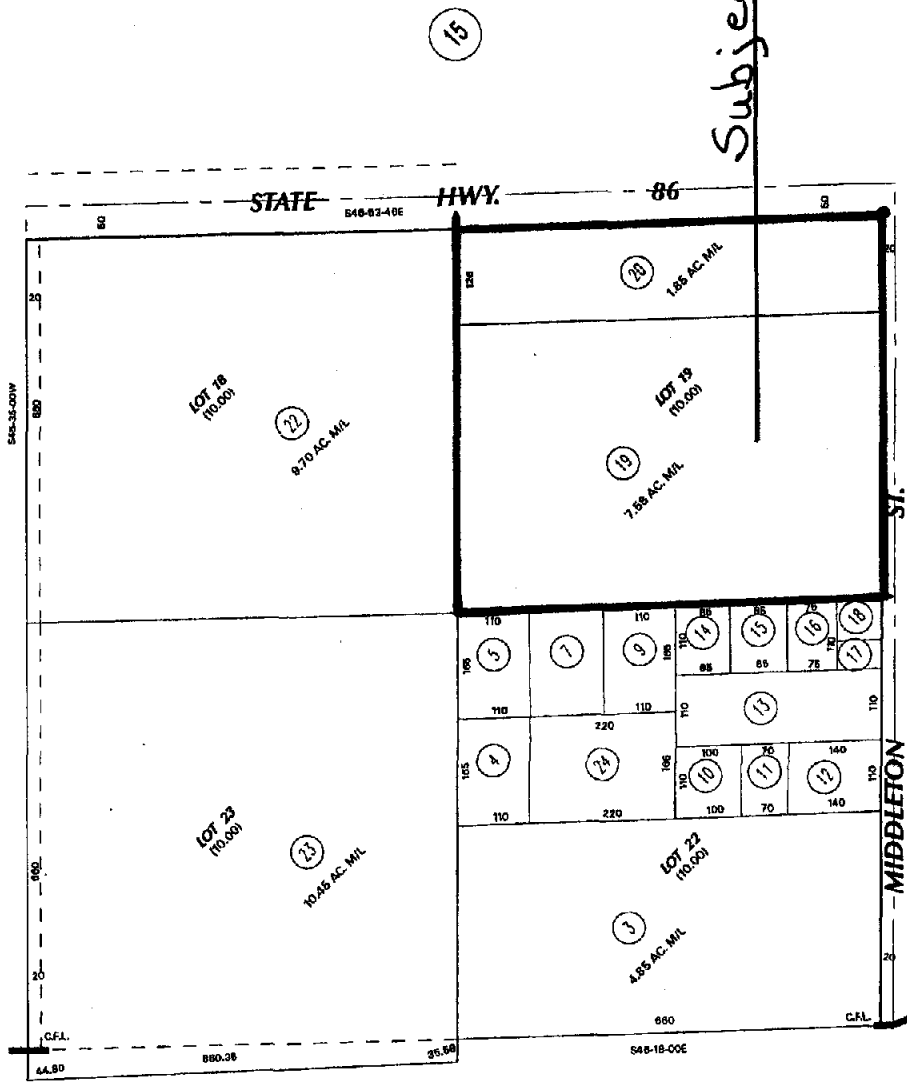
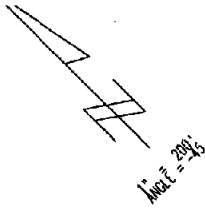
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POR. SEC 17 T. 7S., R. 8E

T. R. A. 058-047

751-25-52

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Subject Property

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DATA: C.A.D. 11/11-11V-26-0-3, 10 12/20/11

ASSESSOR'S MAP BK751 PG. 13 Riverside County, Calif.

MB 10/23 CARULLA FRUIT & LAND CO.

Nov 2001

DEC 0

DATE OLD MAP	
BY	
DATE	

CAD