

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

661e



FROM: Redevelopment Agency

SUBMITTAL DATE:
September 16, 2008

SUBJECT: Public Hearing - Adopt RDA Resolution No. 2008-071 Authorization to Lease Real Property from the Agency to the Young Men's Christian Association, 2nd District

RECOMMENDED MOTION: That the Board of Directors

1. Conduct a joint public hearing with the Board of Supervisors per Health and Safety Code 33431 and 33433;
2. Adopt RDA Resolution No. 2008-071 Authorization to Lease Real Property known as 5656 Mission Boulevard from the Agency to the Young Men's Christian Association (YMCA);
3. Approve and Authorize the Chairman of the Board to execute the attached Lease; and
4. Authorize the Executive Director of the Redevelopment Agency or designee to execute and take all necessary steps to administer the Lease including signing subsequent annual renewal agreements and related documents to complete this transaction.

BACKGROUND: The Agency owns the Youth Opportunity Center consisting of approximately 4,800 square feet located at 5656 Mission Boulevard, Riverside County, known as Assessor's Parcel Number 181-051-003 through 181-051-005, as depicted on Exhibit A attached hereto and incorporated herein by reference. (Continued on Page 2)

RZ:DL:TE:JP:DSC

Robin Zimpfer

Robin Zimpfer, Executive Director

S:\RealProperty\Real Property\District Projects\Dist 2\YMCA\FM11 RDA Lease 8-12-08.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2008/2009

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: Yes

SOURCE OF FUNDS: N/A

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: 9/16/08
MICHELLE CLACK

Departmental Concurrence

Policy
 Consent
 Policy
 Consent

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

Prev. Agn. Ref.:

District: 2

Agenda Number:

4-8

BACKGROUND (continued): The Workforce Development Center for the Economic Development Agency issued an RFP to solicit proposals from agencies to provide youth services at the Center constructed by the Agency. YMCA was awarded the contract and agreed to maintain the ability to serve and enroll Workforce Investment Act eligible youths and provide the designated program components and services according to each participant's Individual Service Strategy (ISS). The purpose of the contract is to provide programs and services to eligible youth, ages 14-21, on a year-round basis. These services will improve long-term employability and enhance academic and occupational learning, leadership, development skills, educational advancement into post-secondary education, and employment preparation.

A Negative Declaration for Environmental Assessment No. 2005-24 was adopted by the Board of Directors on April 12, 2005, which concluded that the project will not have a significant effect on the environment.

The term of the lease shall be for a two-year period commencing August 1, 2007, and terminating July 31, 2009. The term of the lease may be extended by mutual agreement of the Executive Director of the Agency and the YMCA and shall be incorporated by a written amendment executed by both parties. The YMCA shall pay \$1.00 per year to the Agency for the term of the lease which shall constitute rent under this lease.

Notice of Public Hearing was published in local newspaper as required by HSC 33433.

Staff recommends approval of County Resolution 2008-071 to approve the lease agreement.

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 **RESOLUTION NO. 2008-071**
3 **AUTHORIZATION TO LEASE REAL PROPERTY TO THE**
4 **YOUNG MEN'S CHRISTIAN ASSOCIATION**

4 **(Second District)**

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

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

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

16 **WHEREAS**, pursuant to Section 33430 of the Health and Safety Code, the
17 Agency may within the survey area or for purposes of redevelopment sell, lease,
18 exchange, subdivide, transfer, assign, pledge or otherwise dispose of any real or
19 personal property or any interest in property; and

20 **WHEREAS**, the Agency owns real property located at 5656 Mission Boulevard,
21 Riverside, CA 92509, in the unincorporated area of the County of Riverside in the
22 community of Rubidoux within the Jurupa Valley Project Area ("Property"); and

23 **WHEREAS**, a Youth Opportunity Center was developed on the Property; and

24 **WHEREAS**, the Agency wishes to lease the Property to the Young Men's
25 Christian Association ("YMCA"); and

26 **WHEREAS**, the consideration is not less than the fair reuse value at its proposed
27 use, when considered with covenants, conditions, and restrictions imposed on the
28 Property; and

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK DATE 9/18/08

1 **WHEREAS**, the leasing of the Property will assist in the elimination of blight and
2 is consistent with the implementation plan adopted pursuant to Health and Safety Code
3 Section 33490 by providing much needed community facilities to the Project Area and
4 surrounding communities within the County of Riverside; and

5 **WHEREAS**, A Negative Declaration for Environmental Assessment No. 2005-24
6 was adopted by the Board of Directors on April 12, 2005, which concluded that the
7 Youth Opportunity Center will not have a significant effect on the environment.

8 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
9 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
10 California, in regular session assembled on September 30, 2008, as follows:

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

13 2. That the Redevelopment Agency for the County of Riverside is authorized
14 to lease real property located at 5656 Mission Boulevard, Riverside, located in the
15 unincorporated area of Riverside County to the YMCA.

16 3. The lease price of the subject property is one dollar (\$1.00).

17 4. The fair reuse value of the property has been determined to be one dollar
18 (\$1) after conditions, covenants, and criteria have been imposed.

19 5. That the lease between the Agency and YMCA is hereby approved and
20 the Chairman of the Board of Directors is authorized to execute the lease agreement,
21 which is attached as Exhibit A and incorporated herein by reference.

22 6. That the Executive Director of the Redevelopment Agency or designee is
23 hereby authorized to take necessary steps to complete this transaction including
24 executing subsequent annual renewal agreements and any other subsequent, relevant
25 and necessary documents.