

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

730



Reviewed by
CIP TEAM
[Signature]
Christopher Hans

FROM: Department of Facilities Management

SUBMITTAL DATE:
September 22, 2008

SUBJECT: Resolution No. 2008-415, Notice of Intention to Convey Real Property and Improvements in the City of Indio, California

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve and adopt Resolution No. 2008-415, Notice of Intention to Convey Real Property, located in the City of Indio, County of Riverside, a 1.54 acre parcel with a 19,612 square foot building known as Assessor's Parcel Number 611-212-041, also known as the McCandless Library;
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.

BACKGROUND: (Commences on Page 2)

[Signature: Robert Field]

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$25,060	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$25,060	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	08/09

SOURCE OF FUNDS: Capital Improvement Program Budget (with future reimbursement from proceeds of the sale)	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: *[Signature: Jennifer L. Sargent]*
Jennifer L. Sargent

County Executive Office Signature

Consent
 Policy
 Consent
 Policy

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

Prev. Agn. Ref.:

District: 4

Agenda Number:

3.16

FORM APPROVED COUNTY COUNSEL
 BY: *[Signature: Cynthia M. Gunzel]* 9-29-08
 SYNTHIA M. GUNZEL
 DATE: 9-29-08
 Departmental Concurrence

BACKGROUND:

The County of Riverside has been working in conjunction with the City of Indio to provide this important public library project to Coachella Valley residents through a Cooperative Agreement by and between the City of Indio and the County of Riverside. Through this Cooperative Agreement the County will sell the existing McCandless Library property, building and improvements to the City of Indio for expansion of their civic center. The City of Indio will in turn provide a fully improved and build-to-suit library as a replacement facility with monetary consideration to cover the costs for fixtures, furnishings and equipment. Upon the completion of the replacement McCandless Library at its relocation site, the County of Riverside will enter into a lease with the City of Indio for the new library.

The County will in turn take the \$2,000,000 proceeds (minus reimbursed transaction costs) from the sale of the existing library and reinvest them into furniture, fixtures and equipment for the new library. The new state-of-the-art facility will be located at 81743 46th Avenue in the City of Indio. The relocation of the McCandless Library will offer modern and more efficient services to the community. The new library will be located adjacent to the new Senior Community and Teen Center in a campus setting.

This resolution has been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA:

The following summarizes the funding necessary to sell Assessor's Parcel Number 611-212-041:

Estimated Title and Escrow Charges	\$ 6,060
Estimated Real Property Appraisal	\$ 5,000
DOFM Real Property Costs	<u>\$14,000</u>
Total Estimated Selling Costs:	\$25,060

All costs associated with the sale of this property are fully funded through the Capital Improvement Program budget (with future reimbursement from proceeds of the sale) for FY 2008/2009. Thus no net county costs will be incurred as a result of this transaction.

2
3 RESOLUTION NO. 2008-415
4 NOTICE OF INTENTION TO CONVEY REAL PROPERTY
5 TO THE CITY OF INDIO
6 IN THE CITY OF INDIO, COUNTY OF RIVERSIDE, CALIFORNIA
7 A 1.54 ACRE PORTION OF ASSESSOR'S PARCEL NUMBER 611-212-041

8
9 BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY GIVEN
10 by the Board of Supervisors of the County of Riverside, California intends to convey to the City
11 of Indio the following described real property: Certain real property located in the City of Indio,
12 County of Riverside, State of California, identified by and as a portion of Riverside County
13 Assessor's Parcel Number 611-212-041, more particularly described in Exhibit "A" Legal
14 Description, attached hereto and thereby made a part hereof, consisting of 1.54 acres of land
15 and a nineteen thousand six hundred twelve (19,612) square foot building. The terms and
16 conditions of the proposed conveyance are as follows: The County of Riverside and City of
17 Indio intend to enter into a cooperative agreement that will relocate the McCandless Library
18 that serves the Coachella Valley residents. The County will convey the above referenced real
19 property in exchange for the City providing a fully improved and build-to-suit library as a
20 replacement facility and consideration of Two Million Dollars (\$2,000,000) to cover the cost of
21 furniture, fixtures and equipment. Upon completion of the replacement McCandless Library at
22 its relocation site, the County of Riverside will enter into a lease with the City of Indio for the
23 new library. The initial Lease term will be for a period of twenty years at One Dollar (\$1) a
24 year.

25 The Board of Supervisors intends to meet to conclude the proposed transaction on
October 21, 2008, at 9:00 am at the meeting room of the Board of Supervisors located on the
1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California.

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1 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
2 Supervisors is directed to give notice hereof as provided in Section 6061 of the Government
3 Code.

4 Dated: _____

COUNTY OF RIVERSIDE

5 **ATTESTED:**

By: _____
Roy Wilson, Chairman
Board of Supervisors

6 CLERK OF THE BOARD
7 Nancy Romero

8
9 By: _____
Deputy

VY:cr:cm 10
09/22/08
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FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 9-29-08
SYNTHIA M. GUNZEL DATE

Exhibit "A"

Legal Description

That certain real property located in the City of Indio, County of Riverside, State of California, described as follows;

APN: 611-212-041

PARCEL ONE:

LOTS 1,2,3 AND 4 IN BLOCK H OF INDIO TOWNSITE, IN THE CITY OF INDIO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 461 OF MAPS, RECORDS OF SAN DIEGO.

TOGETHER WITH THE SOUTHERLY HALF OF BLISS AVENUE AND ALLEY WAYS PER RESOLUTION NO. 2622, RECORDED OCTOBER 23,1973 AS INSTRUMENT NO. 73-138062 OF OFFICIAL RECORDS.

PARCEL TWO:

LOTS 13,14,15 AND 16 IN BLOCK H OF INDIO TOWNSITE, IN THE CITY OF INDIO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 461 OF MAPS, RECORDS OF SAN DIEGO.

TOGETHER WITH THE SOUTHERNLY HALF OF BLISS AVENUE AND ALLEY WAYS PER RESOLUTION NO. 138062, RECORDED OCTOBER 13, 1973 AS INSTRUMENT NO. 73-138062 OF OFFICIAL RECORDS.