

848



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

FROM: Redevelopment Agency

SUBMITTAL DATE:
October 2, 2008

SUBJECT: RDA Resolution No. 2008-070 Authorization to Purchase Real Property in the Unincorporated Community of Mecca, APNs 727-184-017 and 727-184-018 - 4th District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2008-070, Authorization to Purchase Real Property in the Unincorporated Community of Mecca, APNs 727-184-017 and 727-184-018 between the Redevelopment Agency and Pomposa Garcia;
2. Approve and authorize the Chairman of the Board to execute the Acquisition Agreement pertaining to the purchase of APNs 727-184-017 and 727-184-018;
3. Allocate the sum of \$1,232,650 for the purchase of real property, relocation benefits and miscellaneous costs; and
4. Authorize the Executive Director of the Redevelopment Agency or designee to take all necessary steps to implement the Acquisition Agreement including signing subsequent and necessary related documents to complete this transaction.

Reviewed by
CIP TEAM
Christopher Hans
Departmental

BACKGROUND: (on Page 2)

RZ:DL:TE:JP:AG:kw

Robin Zimpfer
Robin Zimpfer
Executive Director

S:\RealProperty\Real Property\District Projects\Dist 4\Mecca Sr -Comm Center\Project\RDA Form 11 9-29-2008

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,232,650 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:	2008-2009

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

Jennifer L. Sargent
BY Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 10/9/08

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

Prev. Agn. Ref.: 1/10/06 4.1

District: 4

Agenda Number:

4.4

BACKGROUND: On January 10, 2006, the Board of Directors approved the Mecca Revitalization Plan. In an effort to meet its goal of facilitating redevelopment and eliminating physical blighting conditions within the Desert Communities Project Area, the Agency has identified Assessor's Parcel Numbers 727-184-017 and 727-184-018 to purchase. These parcels are two of the remaining nine parcels needed to construct the proposed Mecca Senior/Community Center. Agency staff is currently negotiating with the legal property owners of record for the remaining seven parcels. The Agency's offers are consistent with current property values in the Mecca area based on an independent fee appraisal report. The Agency will provide relocation benefits and assistance to all eligible displacees as required pursuant to the California Relocation Assistance Act of 1970.

The Agency's contracted relocation company, Overland, Pacific & Cutler, Inc., known as "OPC," has estimated the relocation benefits to be approximately \$720,400 for the displacees of all nine remaining parcels. An additional \$20,000 is requested to cover any miscellaneous costs associated with the acquisition of the needed parcels. Due to project delays and identification of additional residents, OPC has estimated an additional \$43,250 to amend their existing contract to complete the relocation process.

The following summarizes the costs necessary to purchase the subject property and the estimated relocation benefits entitles to the displacees.

Estimated purchase price of Real Properties (APNs): 727-184-017 & 727-184-018	\$449,000
Estimated Relocation Benefits for all remaining nine parcels	\$720,400
Additional Relocation Services (OPC)	\$ 43,250
Miscellaneous Costs	<u>\$ 20,000</u>
TOTAL	\$1,232,650

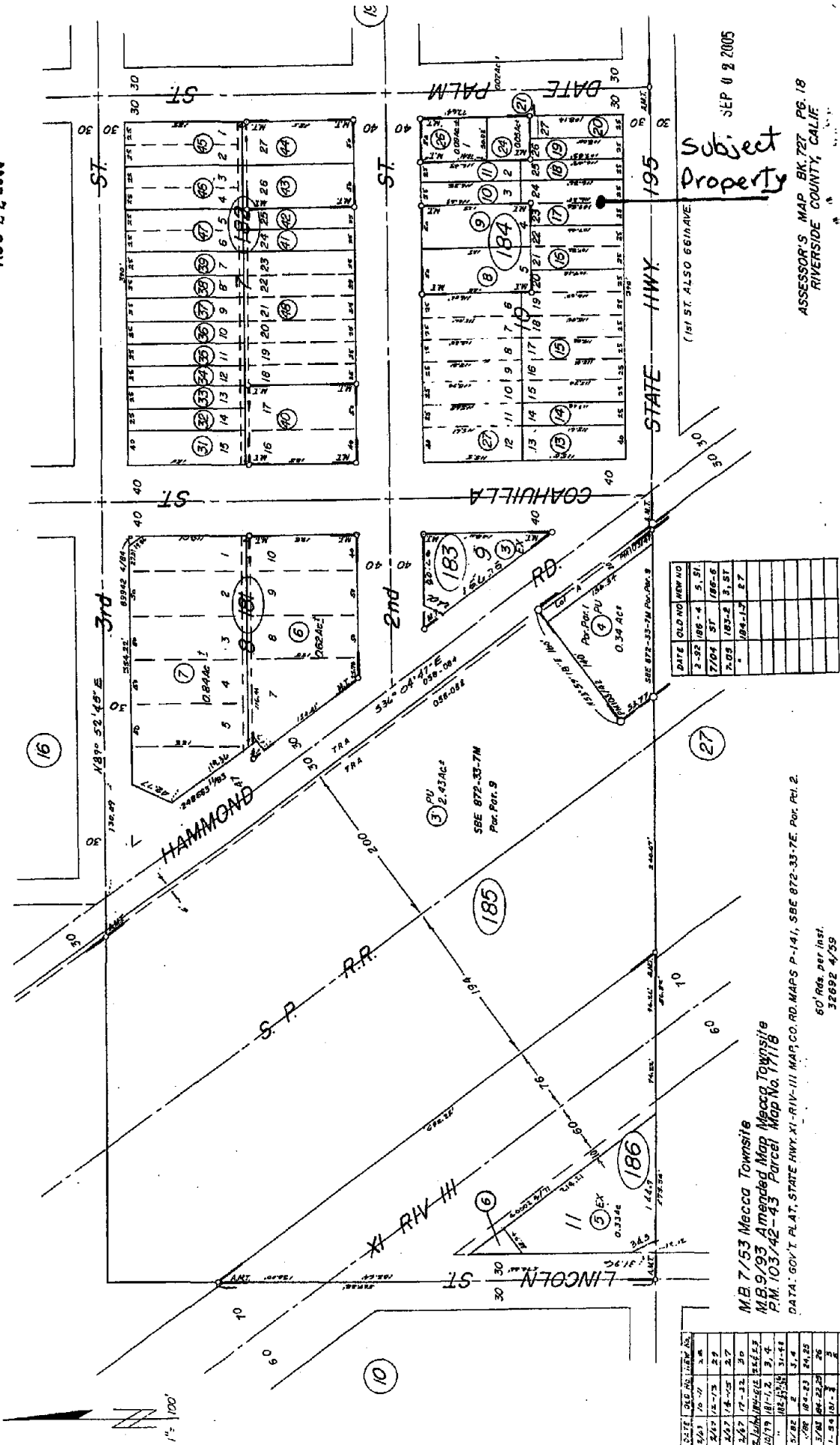
727-18

T. C. A. 058-082
058-084

THIS MAP SHOULD BE USED FOR ENGINEERING PURPOSES ONLY. FOR OTHER LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

AUG 22 2005



DATE	OLD NO	NEW NO
2-92	186-4	5, 51
7-04	51	186-6
7-05	183-2	31, 51
		184-1, 2
		27

DATE	OLD NO	NEW NO
2-92	186-4	5, 51
7-04	51	186-6
7-05	183-2	31, 51
		184-1, 2
		27

MB 7/53 Mecca Township
 MB 9/03 Amended Map Mecca Township
 P.M. 103/42-45 Parcel Map No. 17118
 DATA: GOV'T. PLAT. STATE HWY. XI-RIV-III MAP, CO. RD. MAPS P-141, SBE 872-33-7E. POC. P.1. 2.
 60' Rds. per inst.
 32692 4/59

AUGUST 1966

Subject Property

SEP 02 2005

ASSESSOR'S MAP BK. 727 PG. 18
RIVERSIDE COUNTY, CALIF.

BOARD OF DIRECTORS

REDEVELOPMENT AGENCY

**RDA RESOLUTION NO. 2008-070
AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE
UNINCORPORATED COMMUNITY OF MECCA
APNs: 727-184-017 and 727-184-018
(4TH Supervisorial District)**

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

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

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

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

WHEREAS, based on an independent fee appraisal report the Agency has made an offer to the legal owner of record of Assessor's Parcel Numbers 727-184-017 and 727-184-018, ("the Property"), more particularly described as: LOT 25 IN BLOCK 10 OF AMENDED MAP OF MECCA TOWNSITE, ON FILE IN BOOK 9, PAGE 93 OF MAPS, RECORDS OF RIVERSIDE COUNTY, for the amount of \$449,000; and

WHEREAS, the Agency must provide relocation benefits and assistance to all qualified tenants located on the Property as required under the California Relocation Assistance Act of 1970; and

WHEREAS, based on the Agency's contracted relocation company's report,

FORM APPROVED COUNTY COUNSEL
DATE 10/9/08
MICHELLE CLACK

1 relocation costs will be approximately \$720,400 for the nine (9) remaining parcels; and

2 **WHEREAS**, the Agency is requesting an additional \$43,600 to cover the
3 additional relocation service costs, due to project delays and identification of additional
4 residents; and

5 **WHEREAS**, the Agency is also requesting an additional amount of \$20,000 to
6 cover miscellaneous costs; and

7 **WHEREAS**, the Mecca Sub-Area is located within the Desert Communities
8 Redevelopment Project Area, ("Sub-Area"); and

9 **WHEREAS**, the Property is located within the Sub-Area; and

10 **WHEREAS**, the Agency is purchasing the Property for redevelopment purposes,
11 that will assist in implementing the Sub-Area's Redevelopment Plan ("Plan") and assist
12 in eliminating physical blighting conditions within the Sub-Area; and

13 **WHEREAS**, prior to using the Property for the purposes described in the Plan,
14 the Agency understands and agrees to fully comply with the California Environmental
15 Quality Act.

16 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
17 the Redevelopment Agency for the County of Riverside, State of California, in regular
18 session assembled on October 21, 2008, as follows:

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

21 2. That the Redevelopment Agency for the County of Riverside is authorized
22 to purchase the Property identified as Assessor's Parcel Numbers 727-184-017 and
23 727-184-018.

24 3. That the purchase price for the Property is \$449,000.

25 4. That the estimated relocation benefits to be approximately \$720,400, for
26 the displacees of the nine (9) parcels.

27 5. That the additional relocation services to be \$43,600.

28 6. That an additional \$20,000 is needed to cover miscellaneous costs.

1 7. That the Chairman of the Board of Directors is hereby authorized to
2 execute any and all documents necessary to purchase the Property.

3 8. That the Executive Director of the Redevelopment Agency or designee is
4 hereby authorized to take the necessary actions and execute any related documents to
5 complete this transaction.

6 *///*

7 *///*

8 *///*

9 *///*

10 *///*

11 *///*

12 *///*

13 *///*

14 *///*

15 *///*

16 *///*

17 *///*

18 *///*

19 *///*

20 *///*

21 *///*

22 *///*

23 *///*

24 *///*

25 *///*

26 *///*

27 *///*

28 *///*