

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



02

FROM: Redevelopment Agency

SUBMITTAL DATE:
July 21, 2009

SUBJECT: RDA Resolution No. 2009-032, Authorization to Purchase Real Property in the I-215 Corridor Project Area – APN 329-030-011 – 5th Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2009-032, Authorization to Purchase Real Property in the I-215 Corridor Project Area within the City of Menifee, County of Riverside;
2. Approve and authorize the Chairman of the Board to execute the Acquisition Agreement for the purchase of APN 329-030-011 from Linda F. Livesay by the Redevelopment Agency;
3. Authorize the Clerk of the Board to certify acceptance of any documents pertaining to this transaction; and

(Continued)

Robert Field
Executive Director

| | | | | |
|-----------------------|-------------------------------|---------------------|-------------------------|-----------|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$ 200,000 + escrow | In Current Year Budget: | YES |
| | Current F.Y. Net County Cost: | \$ 0 | Budget Adjustment: | NO |
| | Annual Net County Cost: | \$ 0 | For Fiscal Year: | 2009/2010 |

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: YES

| | | |
|--|---|--------------------------|
| SOURCE OF FUNDS: I-215 Corridor 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 Sargent

County Executive Office Signature

Reviewed by
PIP TEAM
Christopher Hans
FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 7/21/09
Departmental Concurrence

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

Prev. Agn. Ref.: _____ **District:** 5 **Agenda Number:** _____

RECOMMENDED MOTION (Continued):

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.

BACKGROUND:

Agency staff has successfully negotiated a settlement for the acquisition of property identified as Assessor's Parcel Number 329-030-011 with Linda F. Livesay for a purchase price of \$200,000 plus escrow fees and miscellaneous costs associated with the acquisition.

The negotiated price is consistent with current property values in the Romoland area based on an independent fee appraisal report.

The subject parcel consists of 1.0 acre of vacant land located at the NW corner of Sherman Road at Hwy 74. The parcel is needed for public improvements along Highway 74. The project will include a signal, road improvements, sidewalk, curb and gutter, and landscaping, while eliminating blighting conditions in the Project Area.

The Notice of Intent to Purchase Real Property was published on August 3, 2009.

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.'"

BOARD OF DIRECTORS

REDEVELOPMENT AGENCY

**RDA RESOLUTION NO. 2009-032
AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE I-215 CORRIDOR
PROJECT AREA
APN 329-030-011
(Fifth 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 Nos. 1-1986, Jurupa Valley, Mid-County, Desert Communities and I-215 Corridor, as amended, ("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 purposes of redevelopment, any interest in real property; and

WHEREAS, the Agency has based on an independent fee appraisal report, negotiated a purchase price of \$200,000 for real property identified as Assessor's Parcel Number 329-030-011 ("Property"), more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Property is located within the Romoland Sub-Area of the I-215 Corridor Redevelopment Project Area ("Project-Area"); and

WHEREAS, the Agency intends to construct public improvements on the Property, which will assist in implementing the redevelopment plan ("Plan"); and

WHEREAS, the public improvements will benefit the Sub-Area; and

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 8/23/07

1 **WHEREAS**, there are no other reasonable means of financing available to the
2 community; and

3 **WHEREAS**, the public improvements will assist in eliminating physical blighting
4 conditions within the Sub-Area; and

5 **WHEREAS**, the purchase of the Property for the construction of public
6 improvements is consistent with the implementation plan adopted pursuant to Health
7 and Safety Code Section 33490; and

8 **WHEREAS**, prior to using the Property for the purpose described in the Plan, the
9 Agency understands and agrees to fully comply with the California Environmental
10 Quality Act.

11 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
12 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
13 California, in regular session assembled on September 1, 2009, as follows:

14 1. That the Board of Directors hereby finds and declares that the above
15 recitals are true, correct and incorporated herein by reference.

16 2. That the Redevelopment Agency for the County of Riverside is authorized
17 to purchase the Property identified as Assessor's Parcel Number 329-030-011, as
18 shown in Exhibit "A".

19 3. That the purchase price for the Property is \$200,000.

20 4. That the Chairman of the Board of Directors is hereby authorized to
21 execute any and all documents necessary to purchase the Property.

22 5. That the Executive Director of the Redevelopment Agency or designee is
23 hereby authorized to take the necessary actions and execute any related documents to
24 complete this purchase.

