

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

103



SUBMITTAL DATE:
June 3, 2010

FROM: Economic Development Agency

SUBJECT: Resolution No. 2010-175, Notice of Intention to Purchase Real Property in the City of Indio, County of Riverside, California

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2010-175, Notice of Intention to Purchase Real Property known as Assessor's Parcel Number 614-340-020, consisting of a .83 +/- acre parcel located in the City of Indio, California;
2. Authorize the Economic Development Agency to negotiate the purchase of Assessor's Parcel Number 614-340-020 at a not-to-exceed purchase price of \$316,000; and
3. Authorize the Economic Development Agency to incur typical due diligence and transactional costs not-to-exceed in the amount of \$19,800.

BACKGROUND: (Commences on Page 2)

Reviewed by
CIP TEAM
Christopher Hans
Christopher Hans

Robert Field

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 335,800	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	09/10

SOURCE OF FUNDS: Palm Desert Redevelopment Pass-Through 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

FISCAL PROCEDURES APPROVED
 ROBERT E. BYRD, AUDITOR-CONTROLLER
 BY: *Samuel Wong*
 SAMUEL WONG
 FORM APPROVED COUNTY COUNSEL
 BY: *Synthia M. Gunzel*
 SYNTHIA M. GUNZEL
 DATE: 5-18-10
 Departmental Concurrence

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

Prev. Agn. Ref.: 3.38 5/12/09

District: 4

Agenda Number:

3.15

Economic Development Agency
Resolution No. 2010-175, Notice of Intention to Purchase Real Property in the City of Indio,
County of Riverside, California
June 3, 2010
Page 2

BACKGROUND:

The County of Riverside is interested in purchasing this real property to potentially develop a health services clinic that could provide no-cost primary health care services to medically underserved people. The City of Indio and surrounding desert community residents would greatly benefit from these enhanced services. While the Economic Development Agency (EDA) will cover the cost for acquisition services at the time of this property transaction, the Palm Desert Redevelopment Pass Through Funds will reimburse EDA for these costs.

The Economic Development Agency will provide publication of notice pursuant to Government Code Section 6063.

This Form 11 has been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA:

The following summarizes the funding that would be necessary to acquire Assessor's Parcel Number 614-340-020:

Purchase Price:	\$316,000
Estimated Title and Escrow Charges	\$ 2,500
Appraisal Report	\$ 1,800
Notice of Publication	\$ 1,500
EDA Real Property Costs	<u>\$ 14,000</u>
Total Estimated Acquisition Costs:	\$335,800

All costs associated with this property acquisition are fully funded through the Palm Desert Redevelopment Pass Through Funds for FY 2009/10. Thus, no additional net county costs will be incurred as a result of this transaction. Any necessary budget adjustments will be brought forward under separate cover seeking authorization to purchase the related real property.

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3 RESOLUTION NO. 2010-175
4 NOTICE OF INTENTION TO PURCHASE REAL PROPERTY
5 CITY OF INDIO, COUNTY OF RIVERSIDE, CALIFORNIA
6 ASSESSOR'S PARCEL NUMBER 614-340-020

7 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
8 County of Riverside in regular session assembled on June 15, 2010, and NOTICE IS HEREBY
9 GIVEN, pursuant to Section 25350 of the Government Code, that this Board at its public
10 meeting on or after June 29, 2010, at 9:00 a.m. in the meeting room of the Board of
11 Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
12 Riverside, California, intends to authorize a transaction in which the County of Riverside will
13 purchase from Indio Retail Property, LLC, certain real property located at Avenue 48, West of
14 Jackson Street, in the City of Indio, County of Riverside, State of California, identified by
15 Riverside County Assessor's Parcel Number 614-340-020, more particularly described in
16 Exhibit "A" attached hereto and thereby made a part hereof, consisting of a .83 +/- acre parcel
17 at a purchase price not to exceed three hundred sixteen thousand dollars (\$316,000), plus
18 miscellaneous escrow closing costs in the approximate amount of Two Thousand Five
19 Hundred Dollars (\$2,500).

20 BE IT FURTHER RESOLVED AND DETERMINED that the Economic Development
21 Agency is to expend approximately Nineteen Thousand Eight Hundred Dollars (\$19,800) to
22 complete due diligence on the property, consisting of a preliminary title report, appraisal costs,
23 and miscellaneous other transactional costs.

24 ///
25 ///

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 5-18-10
SYNTHIA M. GUNZEL DATE

CR:jw
05/18/10
151FM
13.356

Exhibit "A"

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 35883, IN THE CITY OF INDIO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 226, PAGES 47 AND 48 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM ANY INTEREST IN AND TO THE OIL, GAS, MINERALS, HYDROCARBON SUBSTANCES AND THERMAL HEAT, IN OR UNDERLYING THE LAND WITHOUT HOVER, THE RIGHT OF SURFACE ENTRY AND WITHOUT THE RIGHT OF ENTRY IN AND TO THE SUBSURFACE THEREOF, AT A DEPTH OF LESS THAN 500 FEET BENEATH THE SURFACE, AS CONVEYED TO R W M C O, A CALIFORNIA CORPORATION BY DOCUMENT RECORDED APRIL 20, 1978 AS INSTRUMENT NO. 76519, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 614-340-020