

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

306C



FROM: Economic Development Agency

SUBMITTAL DATE:
September 23, 2010

SUBJECT: Public Hearing - Resolution No. 2010-285 Approval of the Lease of Property between the Redevelopment Agency for the County of Riverside and the United State Postal Service - 4th District

RECOMMENDED MOTION: That the Board of Supervisors:

1. Conduct a joint public hearing on October 5, 2010 at 9:30 am with the Redevelopment Agency Board of Directors per Health and Safety Code 33431 and 33433; and
2. Adopt Resolution No. 2010-285, Approval of the Lease of Property between the Redevelopment Agency for the County of Riverside and the United States Postal Service (USPS).

BACKGROUND: The Agency acquired the existing Post Office building consisting of approximately 1,750 square feet located at 91307 2nd Street, Riverside County, known as Assessor's Parcel Number 727-193-028.

(Continued)

Robert Field
Assistant County Executive Officer/EDA

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:	2010/11

COMPANION ITEM ON BOARD OF DIRECTORS 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

County Executive Office Signature

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

FORM APPROVED COUNTY COUNSEL
BY: Anita C. Willis 9/21/10
DATE: Departmental Concurrence

9.9

Prev. Agn. Ref.: N/A

District: 4

Agenda Number:

BACKGROUND: (Continued)

The purpose of the acquisition was to help eliminate blight within the Project Area, and to establish a lease agreement to properly manage the property. In addition, the Agency wishes to lease the building to the USPS for the purpose of maintaining continuity and services of the Mecca Post Office for the residences, businesses, and community.

The term of the lease shall be for a 5 year period commencing October 05, 2010, and terminating October 04, 2015. The USPS shall pay \$13,825 (\$7.90 per square foot) per year to the Agency for the term of the lease which shall constitute rent under this lease. Rent shall be paid in equal installments at the end of each calendar month for the term of the lease. The lease includes a Utilities Services, Equipment Rider, and a Maintenance Rider (Partial) under USPS responsibilities. The USPS agrees to relocate should the Agency redevelop the property and/or develops the adjacent property. The term of the lease may be renewed for 5 years at the option of the Postal Service, provided that notice is received by the Agency in writing at least 90 days prior to expiration.

Staff recommends approval of County Resolution 2010-285 to approve the lease agreement.

**RESOLUTION NO. 2010-285
APPROVAL OF THE LEASE OF PROPERTY BETWEEN THE
REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE AND THE UNITED
STATES POSTAL SERVICE**

(Fourth 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, Riverside County Board of Supervisors ("County") adopted by Ordinance No. 886 on January 27, 2009, a redevelopment plan for an area within the County known as the Mecca Sub-Area of the Desert Communities Redevelopment Project Area (the "Project Area"); and

WHEREAS, Health and Safety Code Section 33433 requires a lease to be approved by the legislative body by resolution after a public hearing if the property to be leased was acquired with tax increment moneys; and

WHEREAS, the Agency acquired the existing building as part of the project plan located at 91307 2nd Street, Mecca, Riverside County ("Property") and wishes to lease the Property to the United States Postal Service ("USPS"); and

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

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

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WHEREAS, a public hearing was held and the County wishes to approve the lease of the Property from the Agency to the USPS.

NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled October 5, 2010, as follows:

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

2. That the County of Riverside approves the lease of Property between the Redevelopment Agency for the County of Riverside and the USPS.

COUNTY OF RIVERSIDE

By: _____
Marion Ashley, Chairman
Board of Supervisors

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: _____
Deputy

APPROVED AS TO FORM:
Pamela J. Walls
County Counsel

By: 
Deputy