

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

159



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
November 17, 2010

**SUBJECT:** Resolution No. 2010-259, Notice of Intention to Purchase Real Property in the City of Indio, County of Riverside, California

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Adopt Resolution No. 2010-259, Notice of Intention to purchase real property located in the City of Indio, County of Riverside. The property is identified as Parcel 1 and 3 of Parcel Map 34740, also identified as APN 603-050-009 and APN 603-050-011;
  2. Authorize the Economic Development Agency to negotiate the purchase of Parcels 1 and 3 as shown in Parcel Map 34740 at a not-to-exceed purchase price of \$1,852,000; and
- Authorize the Economic Development Agency to incur typical due diligence and transactional costs not-to-exceed the amount of \$73,500.

**BACKGROUND:** (Commences on Page 2)

*Lisa Brandl for*

Robert Field  
Assistant County Executive Officer/EDA  
By: Lisa Brandl, Managing Director

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 73,500	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:** No

<b>SOURCE OF FUNDS:</b> Palm Desert Redevelopment Pass – Through Funds	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE  
BY: *Jennifer Sargent*  
County Executive Office Signature: Jennifer J. Sargent

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Benoit, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for December 14, 2010 at 9:00 a.m.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: November 30, 2010  
xc: EDA, CIP, Auditor, COB(2)

Kecia Harper-Ihem  
Clerk of the Board  
By: *Kecia Harper-Ihem*  
Deputy

FISCAL PROCEDURES APPROVED  
 ROBERT E. BYRD, AUDITOR-CONTROLLER  
 BY: *Samuel Wong* 11/17/10  
 SAMUEL WONG  
 (Review of Financial Concurrence)  
 FORM APPROVED COUNTY COUNSEL  
 BY: *Anita C. Willis* 11-16-10  
 ANITA C. WILLIS  
 DATE: 11-16-10

Dept's Recomm.:  Consent  
 Per Exec. Ofc.:  Consent  
 Policy  
 Policy

**BACKGROUND:**

The Coachella Valley Rescue Mission (CVRM) owns and operates the present Homeless Rescue Mission located at 47-518 and 47-522 Van Buren Blvd., Indio, consisting of a 9,670 square foot facility located on a 0.34 acre site. The Mission also owns an adjacent partially vacant 7.76 acre parcel, located on the north east corner of Manilla Avenue and east of Van Buren Blvd. in the City of Indio. The Mission has processed Parcel Map 34740 on this 7.76 acre site to divide into three separate parcels. Parcel 1, identified as APN 603-050-009, a 3.15 +/- acre site, located at 47-470 Van Buren Blvd., for a new 43,000 square foot, 150 bed rescue mission; Parcel 2, identified as APN 603-050-010, a 2.24 +/- acre site, for future development of transitional housing; and Parcel 3, identified as APN 603-050-011, a 1.94 +/- acre site as a remainder lot, presently occupied and leased by two automotive services businesses located at 84-165 and 84-169 Indio Blvd.

In order to meet the needs of the community, and build the new Rescue Mission, CVRM and the County will collectively develop the area. The County of Riverside's Economic Development Agency will acquire Parcels 1 and 3 of the said new Parcel Map. The Mission will retain ownership of Parcel 2. The County will then enter into a long term ground lease with the Mission of Parcel 1 for the construction and operation of the new Rescue Mission by CVRM. The project will be entirely developed by CVRM with the grants and sale proceeds. County will retain ownership but ground lease the project site to CVRM for a dollar a year in consideration of the fact that CVRM will house County homeless. Parcel 3 will not be developed at this time, and will be utilized for general County use in the future.

After the completion of the new Rescue Mission on Parcel 1, and after CVRM staff has relocated from the existing facility into the new facility, the existing Rescue Mission facility will be sold and demolished. The existing site will then be redeveloped for a future project which will further eliminate blighted conditions in the area.

This Form 11 is submitted by the County of Riverside Economic Development Agency for Board approval of Resolution No. 2010-259, Notice of Intention to purchase Parcels 1 and 3 and authorization to negotiate this purchase.

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

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

**FINANCIAL DATA:** (Commences on Page 3)

**FINANCIAL DATA:**

The following summarizes the funding that would be necessary to acquire the property:

Purchase Price:	\$1,852,000
Estimated Title and Escrow Charges	\$ 6,000
Appraisal Report	\$ 6,500
Environmental Reports	\$ 27,500
Notice of Publication	\$ 1,500
EDA Real Property Costs	<u>\$ 32,000</u>
Total Estimated Acquisition Costs:	\$1,925,500

All costs associated with this property acquisition are fully funded through the Palm Desert Redevelopment Pass-Through Funds for FY 2010/11. 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.