

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

359
A



FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:

June 28, 2011

SUBJECT: Resolution No. 2011-186, Notice of Intention to Purchase Real Property in the City of Riverside, County of Riverside, California

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2011-186, Notice of Intention to Purchase Real Property, located at 3075 and 3125 Myers Street, in the City of Riverside, County of Riverside, Assessor's Parcel Numbers 234-270-034, 234-270-035 and 234-270-036 from CTF5 Citrus Park, LLC;
2. Authorize the Economic Development Agency to negotiate the purchase of two buildings on 7.91 acres of land described as Assessor's Parcel Numbers 234-270-034, 234-270-035 and 234-270-036 at a price not-to-exceed \$6,639,860;

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA

Current F.Y. Total Cost:	\$6,714,281	In Current Year Budget:	Yes
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
Annual Net County Cost:	\$ 0	For Fiscal Year:	2011/12

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: 100% MESA (State Fund)

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

Policy Policy

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

Prev. Agn. Ref.: N/A

District: 1

Agenda Number:

3.30

FORM APPROVED COUNTY COUNSEL
 BY: Cynthia M. Gunzel
 DATE: 6-28-11
 JERRY WENGERD, Director
 Riverside Co., DMH
 Department of Administrative Services

RECOMMENDED MOTION: (Continued)

3. Authorize the Economic Development Agency to incur typical due diligence and transaction costs not-to-exceed \$74,421; and,
4. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6063.

BACKGROUND:

The County of Riverside, Economic Development Agency is looking to purchase real property on behalf of the Riverside County Department of Mental Health (RCDMH) located at 3075 and 3125 Myers Street, Riverside, Assessor's Parcel Numbers 234-270-034, 234-270-035 and 234-270-036, more particularly legally described in Exhibit "A", attached hereto, to better serve the community and the growing need for mental health services.

The current space in which the Riverside County Department of Mental Health (RCDMH) is located in Riverside is not sufficient to accommodate the increasing new client cases and additional staff that were previously added due to the implementation of the Mental Health services Act (MHSA). These new facilities will provide continued client care for children and administrative support services as mandated by MHSA funding.

With the additional space, the RCDMH would be able to better accommodate the increasing demands of the community by facilitating the following programs: Western Children's program, which includes Western Children's Administration, Children's Interagency Treatment Services and Interagency Services for Families (ISF) Wraparound, and Multidimensional Family Therapy, Central Children's Services program, which includes Children's Services Administration, the Assessment & Consultation Team (ACT), Children's Case Management, Mental Health Services Act (MHSA) Multi-dimensional Treatment Foster Care, Youth Hospital Intervention Program (YHIP), Pre-School (0-5) Children's Program, MHSA Parent Support and Training Unit, and the Therapeutic Residential Assessment & Consultation Team.

In addition, training and conference rooms, space to house client and administrative files, interview rooms, storage for training supplies, resource and outreach supplies, and related office supplies/equipment for the programs and sufficient employee and visitor/trainee parking and secured parking for approximately nine to twelve (9-12) county vehicles.

The 3075 Myers Street Building address currently has a month-to-month tenant whereby a thirty day notice will be provided at the close of escrow.

The Department of Mental Health is in receipt of one-time MHSA Capital Improvement Project (CIP) funds to purchase and furnish a new mental health site to continue to provide mental health services to the constituents in Riverside County as required by MHSA funding.

This Resolution has been approved as to legal form by County Counsel.

FINANCIAL DATA: (Commences on Page 3)

FINANCIAL DATA:

The following summarizes the funding necessary to acquire Assessor's Parcel Numbers 234-270-034, 234-270-035 and 234-270-036:

Purchase Price	\$6,639,860
Estimated Escrow and Closing Charges	\$ 11,049
Preliminary Title Report	\$ 400
Environmental	\$ 12,000
Physical Inspection	\$ 7,600
Appraisal	\$ 4,950
Advertising Costs	\$ 6,422
Acquisition Administration	\$ 32,000
Total Estimated Acquisition Cost	\$6,714,281

EDA has already covered the costs for due diligence (appraisal and preliminary title reports) and will be reimbursed by the Department of Mental Health. The remaining costs associated with the acquisition will be paid directly by the Department of Mental Health with MHSA CIP funding. Any necessary budget adjustments will be brought forward under separate cover seeking authorization to purchase the real property. No additional county costs will be incurred as a result of this transaction.

Attachments:
Attachment "A"
Resolution No. 2011-186

1 Board of Supervisors

County of Riverside

2
3 Resolution No. 2011-186
4 Notice of intention to Purchase Real Property
5 In the City of Riverside, County of Riverside, California
6 Assessor's Parcel Numbers: 234-270-034, 234-270-035 and 234-270-036

7 BE IT RESOLVED AND DETERMINED that the Board of Supervisors of the County of
8 Riverside, in regular session assembled on July 12, 2011, hereby directs the Clerk of the
9 Board of Supervisors to give notice pursuant to Government Code Section 6063 of the
10 following:

11 NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside, at
12 its public meeting on or after Aug. 16, 2011 at 9:00 a.m. in the meeting room of the Board
13 of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
14 Riverside, California, intends to authorize and consummate a transaction in which the County
15 of Riverside will purchase from CTF5 Citrus Park, LLC, certain real property located at 3075
16 and 3125 Myers Street, City of Riverside, County of Riverside, State of California, also
17 identified as Assessor's Parcel Numbers 234-270-034, 234-270-035 and 234-270-036,
18 consisting of two buildings (30,822 and 47,294 square feet) on 7.91 acres of land, at a
19 purchase price not to exceed Six Million Six Hundred Thirty Nine Thousand, Eight Hundred
20 Sixty Dollars (\$6,639,860), plus miscellaneous escrow and closing costs in the approximate
21 amount of (\$74,421).

22 BE IT FURTHER RESOLVED AND DETERMINED that the Economic Development
23 Agency is to expend an amount not-to-exceed Seventy Four Thousand Four Hundred Twenty-
24 One Dollars (\$74,421) to complete due diligence on the property, a preliminary title report,
25 appraisal costs, staff time, a hazardous materials survey and miscellaneous other duties as
26 deemed necessary.

27
28 MH:ra/060911/005MH/14.207 S:\Real Property\TYPING\Docs-14.000 to 14.499\14.207.doc

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 6-28-11
DATE: _____
SYNTHIA M. GUNZEL



EXHIBIT "A"