

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

521



FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:
October 20, 2011

SUBJECT: Public Hearing - Resolution No. 2011-228, Approval of the Lease of Property between the Redevelopment Agency for the County of Riverside and the Boys & Girls Club of the Coachella Valley – 4th District

RECOMMENDED MOTION: That the Board of Supervisors:

1. Make findings that the proposed Lease Agreement between Redevelopment Agency for the County of Riverside and the Boys & Girls Club of the Coachella Valley is an enforceable obligation of the Agency;
2. Conduct a joint public hearing with the Redevelopment Agency Board of Directors pursuant to Health and Safety Code 33431 and 33433; and,
3. Adopt Resolution No. 2011-228, Approval of the Lease of Property between the Redevelopment Agency for the County of Riverside to the Boys & Girls Club of the Coachella Valley.

BACKGROUND: (Commences on Page 2)

RF Field

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:	2011/12

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*
Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: *Anita C. Willis*
ANITA C. WILLIS

DATE: 10-18-11
Departmental Concurrence

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

Prev. Agn. Ref.: 4.6 of 12/5/06; 4.1 of 8/3/09; 4.2 of 2/23/10 | District: 4

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

9.12

BACKGROUND: (Continued)

The Redevelopment Agency for the County of Riverside (RDA) constructed and owns the Mecca Boys and Girls Club building consisting of approximately 30,636 square feet located at 91-391 Avenue 66, Mecca, Riverside County, known as Assessor's Parcel Number 727-272-031, as depicted on Exhibit "A" attached hereto and incorporated herein by reference.

The Boys & Girls Club Coachella Valley (BGCCV) desires to lease the facility from RDA to operate and conduct the Mecca Boys and Girls Club.

The term of the lease shall be for a twenty five year period commencing on the date of execution and expiring October 31, 2036. The term of the lease may be extended by mutual agreement of RDA and the Boys & Girls Club of the Coachella Valley and shall be incorporated by a written amendment executed by both parties. The Boys & Girls Club of the Coachella Valley shall pay \$1.00 per year to the Agency for the term of the lease which shall constitute rent under this lease.

This lease agreement is considered an enforceable obligation and may be executed because the architectural services agreement with Holt Architects for the Mecca Boys and Girls Club Project was approved by the Board of Directors on December 5, 2006, the construction contract was awarded to Park West Construction on February 23, 2010. Both of these approvals were executed on dates prior to the enactment of ABx1 26 and ABx1 27, the Assembly bills regarding redevelopment that were signed by Governor Brown on June 29, 2011.

The Agency obligated itself to the Boys and Girls Club of the Coachella Valley to enter into a lease agreement to operate the facility for the benefit of the youth in the community. The Boys and Girls Club of the Coachella Valley has moved forward with plans to operate the center in reliance that the Agency will perform its obligation. Therefore, the proposed Lease Agreement between Redevelopment Agency for the County of Riverside and the Boys & Girls Club of the Coachella Valley is required and is an enforceable obligation of the Agency.

FINANCIAL DATA:

There are no costs associated with this transaction.

2 **RESOLUTION NO. 2011-228**
3 **APPROVAL OF THE LEASE OF PROPERTY BETWEEN THE**
4 **REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE AND THE BOYS**
5 **& GIRLS CLUB OF THE COACHELLA VALLEY**

6 **(Fourth District)**

7 **WHEREAS**, Riverside County Board of Supervisors ("County") adopted
8 Redevelopment Plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley,
9 Mid-County, Desert Communities, and I-215 Corridor, as amended ("Project Areas");

10 **WHEREAS**, the Redevelopment Agency for the County of Riverside ("Agency")
11 is a Redevelopment Agency duly created, established and authorized to transact
12 business and exercise its powers, all under and pursuant to the provisions of the
13 Community Redevelopment Law which is Part 1 of Division 24 of the California Health
14 and Safety Code (commencing with Section 33000 et seq.);

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

18 **WHEREAS**, the Agency owns real property and improvements located at 91-
19 391 Avenue 66, Mecca, Riverside County ("Property") and wishes to lease the Property
20 to the Boys & Girls Club of the Coachella Valley("BGCCV");

21 **WHEREAS**, the consideration is not less than the fair reuse value of \$1.00 per
22 year at its proposed use, when considered with covenants, conditions, and restrictions
23 imposed on the Property;

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

28 **WHEREAS**, a public hearing was held and the County wishes to approve the

1 lease of the Property from the Agency to the BGCCV.

2 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND**
3 **ORDERED** by the Board of Supervisors of the County of Riverside, State of California,
4 in regular session assembled November 1, 2011, as follows:

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

7 2. That the County of Riverside approves the lease of Property between the
8 Redevelopment Agency for the County of Riverside and the BGCCV.


9
10 **COUNTY OF RIVERSIDE**

11
12 By: _____
13 Bob Buster, Chairman
14 Board of Supervisors

13 **ATTEST:**
14 Kecia Harper-Ihem
15 Clerk of the Board

16 By: _____
17 Deputy

18
19 **APPROVED AS TO FORM:**
20 Pamela J. Walls
21 County Counsel

21 By: 
22 Anita C. Willis, Deputy

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24
25 TA:ra/092711/ME017/14.317 S:\Real Property\TYPING\Docs-14.000 to 14.499\14.317.doc