

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

103



FROM: Economic Development Agency

SUBMITTAL DATE:

June 3, 2010

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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Benoit and Ashley
Nays: None
Absent: Tavaglione and Stone
Date: June 15, 2010
xc: EDA, Auditor, CIP

Kecia Harper-Ihem
Clerk of the Board

By: *Kecia Harper-Ihem*
Deputy

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

District: 4

Agenda Number:

3.15

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

Policy
☒

Consent
☐

Dep't Recomm.:
Per Exec. Ofc.:
☐ ☐

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.

1 BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

2
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 ///

///

ROLL CALL:
Ayes: Buster, Benoit and Ashley
Nays: None
Absent: Tavaglione and Stone

The foregoing is certified to be a true copy of a resolution duly
adopted by said Board of Supervisors on the date therein set forth.

KECIA HARPER-IHEM, Clerk of said Board

1

By: _____

Deputy

06.15.10 3.15

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

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

THE PRESS- ENTERPRISE

CLASSIFIED ADVERTISING RECEIPT

Printed by: Gribble, Rebecca
at: 12:58 pm
on: Wednesday, May 19, 2010

Ad #: 10271524

3512 Fourteenth St.
Riverside, CA 92501-3878
1-800-514-7253
951-684-1200
951-368-9006 Fax

Payment Information

Date	Payment #	Type	Card Holder	Exp.	Approval	Amount
Total payments:						\$ 0.00

Note: Advertising may be subject to credit approval.

Account Information

Phone #: (951) 955-6691
Name: ECONOMIC DEVELOPMENT
AGENCY
Address: 3525 14TH ST

RIVERSIDE CA 92501-3813

Acct #: 097576
Client:
Placed by: CHARLENE RECK
Fax #: (951)

Gross price: \$ 1,389.84
Net price: \$ 1,389.84
Total payments: \$ 0.00

Amount Due: **\$ 1,389.84**

Ad Information

Classification: Public Notices
Publications: Press-Enterprise
Internet

Start date: 05-30-10
Stop date: 06-13-10
Insertions: 6

Rate code: Open
Ad type: Ad Liner
Taken by: Gribble, Rebecca

Size: 1x75.490
Bill size: 76.00x 5.14 agate lines

Ad Copy:

NOTICE OF INTENT
TO PURCHASE REAL
PROPERTY IN THE
CITY OF INDIO,
ASSESSOR'S PARCEL
NUMBER 614-340-020
BY THE COUNTY OF
RIVERSIDE

Notice is hereby given pursuant to Section 25350 of the California Government Code that the Board of Supervisors for the County of Riverside intends to purchase real property identified as Assessor's Parcel Number 614-340-020 and it will consider a County Resolution 2010-176 on June 29, 2010 at 9:00 a.m., or as soon thereafter as the agenda of the Board permits, at the Riverside County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California to consider the following:

PROJECT DESCRIPTIONS AND LOCATION

It is proposed that the Board approve Resolution 2010-176 by and between the County of Riverside and Indio Retail Property, LLC to purchase Assessor's Parcel Number 614-340-020, consisting of .83 +/- acres at a purchase price of \$316,000 plus related transactional costs.

At anytime, not later than the hour set forth above, any person may submit written comments regarding this proposed action to the Clerk of the Board of Supervisors at the above address. At the hour set forth above, the Board of Supervisors shall proceed to hear and pass upon all written and oral testimony relating to the proposed action. Interested persons may obtain a copy of the proposed agreements of the Riverside County Economic Development Agency, 3403 10th Street, Suite 500, Riverside, CA 92501, or by calling Charlene Reck at (951) 955-5746.

3.15 of 06-15-10

Reck, Charlene

From: Gribble, Rebecca [rgribble@pe.com]
Sent: Wednesday, May 19, 2010 1:01 PM
To: Reck, Charlene
Subject: Notice of Intent Parcel #614-340-020
Attachments: 20100519130127-1.pdf

Dear Charlene:

This is to confirm that your Notice of Intent Parcel #727-193-028 is scheduled to run in Section 712 on May 30, June 6, and June 13, 2010.

I have attached a proof. If you need any changes, please feel free to contact me.

Best Regards,

Rebecca Gribble

Classified Customer Care Agent

The Press-Enterprise

(951) 368-9226

1-800-514-7253, ext. 9226

(951) 368-9018 fax, attn: Rebecca

rgribble@pe.com

From: Reck, Charlene [mailto:Creck@rivcoeda.org]
Sent: Wednesday, May 19, 2010 11:23 AM
To: PE Legals
Subject: Classified Advertisement Request

Please run the attached Classified Advertisement in Section 712 (Public Notices - Real Estate) in the "Riverside" edition on Sunday, (May 30, 2010); Sunday, (June 6, 2010); and Sunday, (June 13, 2010).

Thank you,

Charlene Reck, Administrative Services Analyst
Real Estate Division, Economic Development Agency
3403 10th Street, Ste. 500
Riverside, CA 92501
Phone: (951) 955-5746
Fax: (951) 955-4837

As a cost savings measure county facilities are closed every Friday

Census 2010 IT'S NOT TOO LATE TO BE COUNTED!
www.rccensus.org

