

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

947C



FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:

June 2, 2011

SUBJECT: Resolution No. 2011-140 Approval of the Ground Lease of the Property between the Redevelopment Agency for the County of Riverside (Agency) and Cardenas Market, 2nd District

RECOMMENDED MOTION: That the Board of Supervisors:

Conduct a joint public hearing pursuant with the Redevelopment Agency Board of Directors per Health and Safety Code 33431 and 33433

BACKGROUND: (Commences on Page 2)

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 ☐
Requires 4/5 Vote ☐

C.E.O. RECOMMENDATION:

APPROVE

BY:

County Executive Office Signature

Jennifer L. Sargent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley

Nays: None

Absent: None

Date: June 14, 2011

xc: EDA, RDA

Kecia Harper-Ihem

Clerk of the Board

By:
Deputy

Prev. Agn. Ref.:

District: 2

Agenda Number

9.5

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

FORM APPROVED BY COUNTY COUNSEL

DATE 6-3-11

BY ANITA C. WILLIS

Policy

Consent

Dep't Recomm.:

Policy

Consent

Per Exec. Ofc.:

BACKGROUND:

On April 1, 2008, the Redevelopment Agency for the County approved the "Authorization to Purchase Real Property" resolution granting the Redevelopment Agency the authority to acquire the property known as the "Mission Plaza Shopping Center," located at 5696 - 5770 Mission Boulevard, in the unincorporated area of Rubidoux.

The Redevelopment Agency acquired the property which is within the Agency's Jurupa Valley Project Area and plans to redevelop the shopping center in order to eliminate blight. The Agency plans to demolish most of the existing shopping center, renovate a portion of the center, and construct a new shopping center. In addition, the Agency is in the process of planning to acquire the property on the southeast corner of Mission Boulevard and Riverview Drive consisting of approximately 12,251 square feet, which will become part of the new shopping center property which will comprise a total of approximately 13.8 acres. The proposed site plan of the new shopping center includes approximately 130,000 square feet of retail shopping center space of which 50,000 square feet will be leased to an anchor tenant for the center. The Agency has prepared a Request for Qualifications to be distributed to retail developers to develop the center.

The Agency has entered into lease negotiations with Cardenas Markets to occupy the space on a long term ground lease. The Cardenas Market will be the anchor tenant for the center, construct their building and tenant improvements at their expense, and pay the Redevelopment Agency ground rent. The Agency plans to market the remaining retail space in the shopping center to tenants which compliment the Cardenas Market and bring a benefit to the community.

The terms of the Ground Lease are as follows:

Location: 5714 – 5740 Mission Boulevard, Rubidoux
a portion of APN's 181-020-028 and 181-020-029

Square Footage: Approximately 50,000 square feet

Term: Twenty-Five (25) Years with six (6) options to renew

Rent: \$.33 per square foot, plus operating expenses

Rental Adjustments: Ten (10%) percent every five years

Improvement Costs: Lessee to construct building and improvements at their expense
Agency to construct Shopping Center and off-sites at Agency expense

The use and lease were set forth in the CEQA document as referenced in Resolution No. 2011-015 and approved by the Redevelopment Agency on May 24, 2011. Notice of Intent to Lease was published under Section 6066 of the Government Code.

FINANCIAL DATA:

There are no costs associated with this transaction.

RESOLUTION NO. 2011-140

**APPROVAL OF THE GROUND LEASE OF PROPERTY FROM THE
REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE TO
CARDENAS MARKET
(Second 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 adopted Redevelopment Plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-County, Desert Communities, and I-215 Corridor, as amended ("Project Areas"); 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 owns real property and improvements located at 5714-5740 Mission Boulevard, Riverside, California, in the unincorporated area of the County of Riverside in the community of Rubidoux within the Jurupa Valley Project Area ("Property") and wishes to lease the Property to Cardenas Market; and

WHEREAS, the consideration is not less than the fair reuse value at the use and with the covenants, conditions, and development costs authorized by the lease; 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 to operate and conduct a public library and library administrative

1 operation for the residents of the Jurupa Valley Project Area and surrounding
2 communities within the County; and

3 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND**
4 **ORDERED** by the Board of Supervisors of the County of Riverside, State of California,
5 as follows:

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

8 2. That the lease between the Redevelopment Agency for the County of
9 Riverside and the Cardenas Market is hereby approved.
10

11 ///

12 ///

ROLL CALL:

13 ///

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley

Nays: None

Absent: None

14
15 The foregoing is certified to be a true copy of a resolution duly
16 adopted by said Board of Supervisors on the date therein set forth.

17 KECIA HARPER-IHEM, Clerk of said Board

18 By: _____

Deputy

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THE PRESS- ENTERPRISE

CLASSIFIED ADVERTISING

Printed by: Walker, Brittany
at: 10:34 am
on: Wednesday, Jun 01, 2011

PROOF

Ad #: 10677550

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

Account Information

Phone #: (951) 955-4820
Name: ECONOMIC DEVELOPMENT
AGENCY
Address: 3403 TENTH ST

RIVERSIDE CA 92501-3813

Acct #: 097576
Client:
Placed by: Ruth Andrews
Fax #: (951)

Ad Information

Classification: Public Notices
Publications: Press-Enterprise
Internet

Start date: 06-05-11
Stop date: 06-12-11
Insertions: 4

Rate code: Open
Ad type: Ad Liner
Taken by: Walker, Brittany

Size: 1x93.770
Bill size: 94.00x 5.14 agate lines

Amount due: **\$1,149.73**

Ad Copy:

NOTICE OF INTENT TO LEASE REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE

Notice is hereby given pursuant to Section 33431 of the California Government Code and Section 33433 of the Health and Safety Code and this Notice of Intent to Lease Real Property is being advertised under 6066 of the California Government Code that the Board of Directors of the Redevelopment Agency for the County of Riverside intends to lease a portion of real property identified as Assessor's Parcel Numbers 181-020-028 and 181-020-029, and it will consider Resolutions 2011-140 and 2011-141 on June 14, 2011, at 9:00am, 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

The Redevelopment Agency will lease this parcel and the facility to the Cardenas Market, Corp. to construct and to operate a super market as part of the Agency's Redevelopment Plan. The address of the property is 5714 Mission Blvd, Riverside, and known as Assessor's Parcel Numbers 181-020-028 and 181-020-029, which the Agency has purchased. The Jurupa Valley Project Area is in progress and it is appropriate to lease this facility and parcel at this time.

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 Directors at the above address. At the hour set forth above, the Board of Directors 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 Tenth Street, Suite 500, Riverside, CA 92507, or by calling Steve Gilbert, Principal Real Property Agent, at (951) 955-4824.

NOTICE OF INTENT TO LEASE REAL PROPERTY
IN THE UNINCORPORATED AREA OF
THE COUNTY OF RIVERSIDE

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