

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



ITEM
3.6
(ID # 5554)

MEETING DATE:

Tuesday, May 1, 2018

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Asset Removal of the Wesley Properties located at 270 Wesley Street and 530 E. Wesley Street in the City of Banning, District 5, [\$99,588 – General Fund-Sub Fund 11183 – 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Accept the demolition of the Wesley Properties located at 270 Wesley Street and 530 E. Wesley Street, Banning, California, and authorize the Economic Development Agency (EDA) to retire Building Asset No. 2111 known as BA0185 and Building Asset No. 1892 known as BA0183;
2. Ratify and authorize a reimbursement to EDA/Real Estate Division in an amount not to exceed \$48,924 from General Fund-Sub Fund 11183 for demolition, abatement and transactional costs associated with the demolition of Building Asset No. 2111 known as BA0185; and
3. Ratify and authorize a reimbursement to EDA/Real Estate Division in an amount not to exceed \$50,664 from General Fund-Sub Fund 11183 for all demolition, abatement and transactional costs associated with the demolition of Building Asset No. 1892 known as BA0183.

ACTION: Policy, CIP

Robert Field, Assistant County Executive Officer/EDA 11/7/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Perez and Ashley
Nays: None
Absent: Washington
Date: May 1, 2018
xc: EDA

Kecja Harper-Ihem
Clerk of the Board

By:
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 99,588	\$ 0	\$ 99,588	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: \$99,588 – General Fund-Sub Fund 11183 – 100%			Budget Adjustment: No	
			For Fiscal Year: 2017/18	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On August 23, 2016, item 9-2, the Board of Supervisors adopted Resolution No. 2016-132, Acceptance of the Highest Bid and Authorization to Sell Real Property Located in the City of Banning, County of Riverside, State of California. The subject property was located at 484 Wesley Street in Banning, Riverside County and consisted of a 1,458 square foot single family home on 0.30 acres. The winning bid resulted in net proceeds to the County in the amount of \$135,375, which were deposited into the General Fund-Sub Fund 11183 and reserved to be applied to the cost for the demolition and abatement of two County owned residential structures located on the same Wesley Street in Banning and that were determined to be blighted and damaged beyond repair.

The properties subject to demolition were located at 270 E. Wesley Street and 530 E. Wesley Street in the City of Banning (Wesley Properties) and were purchased for the purpose of fulfilling a County initiative to create a two street buffer zone between the Smith Correctional Facility and the surrounding residential properties. The vacant Wesley Properties had sat vacant for several years; making them susceptible to vandalism and unsolicited trespassers. Due to the ongoing safety concerns with cases of vandalism and vagrancy the homes were deemed a nuisance to the community and required immediate demolition.

The traditional delivery method (RFP) was utilized to complete demolition of 530 E. Wesley. Due to the extent of abatement required additional testing and abatement was necessary which delayed the demolition efforts. On June 13, 2017, the 530 E. Wesley house Building Asset No: 2111 known as SCF - McQuo House was demolished.

The Job Order Contracting procurement method with Angeles Contractor, Inc was utilized to complete demolition of 270 E. Wesley. On May 14, 2017, the 270 E. Wesley house Building Asset No: 1892 known as SCF - Mathey House was demolished.

Impact on Citizens and Businesses

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The demolition of the Wesley Properties benefited local surrounding residents by removing unsafe and blighted structures that had been abandoned for several years which were frequently vandalized, and posed a public nuisance to the community.

SUPPLEMENTAL:
Additional Fiscal Information

The Real Estate Division of the Economic Development Agency will be reimbursed for any and all costs associated with the demolition of the Wesley Properties, as independently itemized by each property address below, through General Fund Sub-Fund 11183. No net county costs will be incurred and no budget adjustment is necessary.

530 E. Wesley Street transaction costs

Asbestos Abatement Costs	\$16,098
Demolition Costs	\$12,423
Lead Removal Costs	\$ 683
Staff Labor Costs (PMO, Real Estate)	\$18,462
Environmental, County Counsel, FedEx	\$ 1,258
Total Costs	\$48,924

270 E. Wesley Street transaction costs

Asbestos Abatement Costs	\$ 6,791
Demolition Costs	\$18,870
Staff Labor Costs (PMO, Real Estate)	\$18,462
Advertising Costs	\$ 1,089
Environmental, County Counsel, Fed Ex	\$ 5,452
Total Costs	\$ 50,664

Attachments:


- Aerial Image of 530 E. Wesley Street
- Aerial Image of 270 E. Wesley Street

RF:HM:VC:VY:JR:ra 279FM 19.283 13701
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Misley Wang, Supervising Accountant 12/27/2017

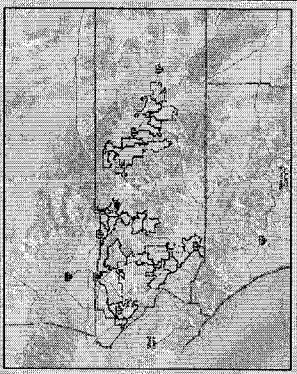

Rohini Dasika, Principal Management Analyst 4/23/2018


Ivan Chand, Deputy County Executive Officer 4/24/2018


Misley Wang, Supervising Accountant 12/27/2017

Asset Removal of the Wesley Properties

270 Wesley Street, Banning, CA 92220



Legend

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- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
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Notes
APN: 543-160-004

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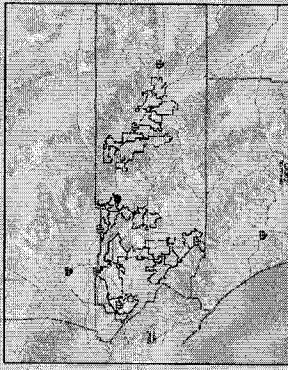
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Asset Removal of the Wesley Properties

530 E. Wesley Street, Banning, CA 92220



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