

AGENDA  
THURSDAY APRIL 20, 2017  
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY FOR  
THE COUNTY OF RIVERSIDE  
CONFERENCE ROOM D, 5th FLOOR – COUNTY ADMINISTRATIVE CENTER  
4080 Lemon Street, Riverside, California 92501  
(Clerk 951-955-1060)

**1:30 P.M.**

Pledge of Allegiance to the Flag

Roll Call

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OPENING COMMENTS:

BOARD MEMBERS

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**ADMINISTRATIVE ACTION:**

1. Approval of Meeting Minutes – January 19, 2017
2. Selection of Chairperson and Vice-Chairperson
3. Consideration of Resolution 2017-005, Sale of Successor Agency Property
4. Consideration of Resolution 2017-006, Sale of Successor Agency property

**DISCUSSION:**

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ORAL COMMUNICATIONS FROM THE AUDIENCE ON ANY MATTER WHICH DOES NOT APPEAR ON THE BOARD'S AGENDA:

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MEETING ADJOURNED TO: July 20, 2017

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Accommodation under the Americans with Disabilities act and agenda in alternate formats are available upon request. ***Requests must be made at least 72 hours prior to the meeting.*** Later requests will be accommodated to the extent feasible. Please telephone Lisa Wagner at the Clerk of the Board office at (951) 955-1063, from 8:00 a.m. to 5:00 p.m., Monday through Thursday.

MINUTES OF THE  
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY FOR  
THE COUNTY OF RIVERSIDE  
CONFERENCE ROOM D, 5th FLOOR – COUNTY ADMINISTRATIVE CENTER  
4080 LEMON STREET, RIVERSIDE, CALIFORNIA 92501  
(CLERK 951-955-1060)

**THURSDAY, January 19, 2017**  
**1:30 P.M.**

Pledge of Allegiance to the Flag

Roll Call

*Marcos Enriquez and Aaron Brown were absent.*

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OPENING COMMENTS:

BOARD MEMBERS

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**ADMINISTRATIVE ACTION:**

1. Approval of Meeting Minutes – October 27, 2016

*On motion of Paul Jessup, seconded by Rohini Dasika and duly carried, the Meeting Minutes of October 27, 2016, were received and filed with an abstention by Chuck Washington.*

2. Approval of 2017 Meeting Calendar

*On motion of Paul Jessup, seconded by Rohini Dasika and duly carried by unanimous vote, the 2017 meeting calendar was approved as recommended.*

3. Consideration of Resolution 2017-001, Approving the Issuance of Refunding Housing Bonds

*On motion of Paul Jessup, seconded by Rohini Dasika and duly carried by unanimous vote, Resolution No. 2017-001 was approved as recommended.*

4. Consideration of Resolution 2017-002, Approving the Issuance of Refunding Bonds for Jurupa Valley Project Area and Mid-County Project Area

*On motion of Aaron Hake, seconded by Chuck Washington and duly carried by unanimous vote, Resolution No. 2017-002 was approved as recommended.*

5. Consideration of Resolution 2017-003, Approving the Issuance of Refunding Bonds for the Desert Communities Project Area and the I-215 Corridor Project Area

*On motion of Paul Jessup, seconded by Rohini Dasika and duly carried by unanimous vote, Resolution No. 2017-003 was approved as recommended.*

6. Consideration of Resolution 2017-004, Approving the Successor Agency's Recognized Obligation Payment Schedule 16-17 for the Period of July 1, 2017 through June 30, 2018; and consideration of Resolution 2017-005, Approving the Successor Agency's Administrative Budget for the Period of July 1, 2017 through June 30, 2018

*On motion of Paul Jessup, seconded by Rohini Dasika and duly carried by unanimous vote, Resolution No. 2017-004 was approved as recommended.*

**DISCUSSION:**

7. Form 700 - Due by April 1, 2017

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ORAL COMMUNICATIONS FROM THE AUDIENCE ON ANY MATTER WHICH DOES NOT APPEAR ON THE BOARD'S AGENDA: *No Public Speakers*

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MEETING ADJOURNED TO: *April 20, 2017, at 1:30 p.m.*

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Accommodation under the Americans with Disabilities act and agenda in alternate formats are available upon request. **Requests must be made at least 72 hours prior to the meeting.** Later requests will be accommodated to the extent feasible. Please contact Lisa Wagner at the Clerk of the Board office at (951) 955-1063, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

**OVERSIGHT BOARD**  
FOR THE  
**SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY**  
FOR THE  
**COUNTY OF RIVERSIDE**

*Reports, Discussion and Action Items*

**Meeting Date:** April 20, 2017

**7Action:** Approve Disposition of APN 727-193-027, 727-193-028, and 727-193-041 - Successor Agency Item 4.1, as approved by the County of Riverside Board of Supervisors on March 7, 2017

**Background:**

On March 7, 2017, the Board of Supervisors for the County of Riverside (BOS), as the governing body of the Successor Agency to the Redevelopment Agency for the County of Riverside, approved Item 4.1, recommending the sale of APN 727-193-027, 727-193-028, and 727-193-041 located in Mecca, California. The appraised fair market value of the property is \$180,452, and the highest offer received is \$225,000 from FD Partners, LLC.

Specific details pertaining to the agenda item are included in the attached staff report to the BOS.

**Recommendation:** Staff recommends that the Oversight Board for the Successor Agency to the Redevelopment Agency for the County of Riverside approve the Successor Agency action, via resolution 2017-005, as approved by the County of Riverside Board of Supervisors on March 7, 2017, Item 4.1.

**Attachments:**

- Resolution No. 2017-005 of the Oversight Board for the Successor Agency to the Redevelopment Agency for the County of Riverside
- Staff Report to the Board of Supervisors for the County of Riverside, Item 4.1 of March 7, 2017, [http://rivcocob.org/proceeds/2017/p2017\\_03\\_07\\_files/04.01001.pdf](http://rivcocob.org/proceeds/2017/p2017_03_07_files/04.01001.pdf)

RESOLUTION NO. 2017-005

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE APPROVING SUCCESSOR AGENCY AGENDA ITEM 4.1 OF MARCH 7, 2017, RELATED TO THE DISPOSITION OF REAL PROPERTY LOCATED IN MECCA, CALIFORNIA, IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 727-193-027, 727-193-028, AND 727-193-041 TO FD PARTNERS, LLC

**WHEREAS**, redevelopment agencies were dissolved as of February 1, 2012, following a California Supreme Court ruling in *California Redevelopment Association v. Matosantos* upholding Assembly Bill x1 26;

**WHEREAS**, the Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency) is responsible for implementing Assembly Bill x1 26;

**WHEREAS**, provisions of Assembly Bill x1 26 require that each Successor Agency have an oversight board to oversee and review the actions of the Successor Agency as it winds down the affairs of the former Redevelopment Agency;

**WHEREAS**, an Oversight Board has been formed, pursuant to Health and Safety Code Section 34179;

**WHEREAS**, Health and Safety Code Section 34179(e) was amended through Assembly Bill 1484 and requires that all actions taken by the oversight board shall be adopted by resolution;

**WHEREAS**, the Redevelopment Agency for the County of Riverside ("Agency") was formed, existed, and exercised its powers pursuant to Community Redevelopment Law (California Health and Safety Code section 33000 et seq. the "CRL");

**WHEREAS**, Assembly Bill No. x1 26, as modified by Assembly Bill No. 1484 ("Dissolution Act"), added Parts 1.8 and 1.85 to Division 24 of the CRL. As a result of the Dissolution Act, the Agency was dissolved on February 1, 2012 such that the Agency is now deemed a former redevelopment agency under Health and Safety Code section 34173;

1           **WHEREAS**, Upon the dissolution of the former Agency, all authority, rights, powers,  
2 duties, and obligations previously vested with the former Agency (except for the former  
3 Agency’s housing assets and functions) under the CRL have been vested in the Successor  
4 Agency to the Redevelopment Agency for the County of Riverside (“Successor Agency”)  
5 under Health and Safety Code section 34173;

6           **WHEREAS**, pursuant to Health and Safety Code section 34175 (b), all real property  
7 and other assets of the former Agency were transferred to the Successor Agency as of  
8 February 1, 2012, including, but not limited to that certain real property located in Mecca,  
9 California, identified by Assessor’s Parcel Numbers 727-193-027, 727-193-028, and 727-193-  
10 041, legally described in Exhibit “A” attached hereto and incorporated herein by this reference  
11 (“Property”);

12           **WHEREAS**, pursuant to Health and Safety Code section 34191.5 (b), an Amended  
13 Long-Range Property Management Plan (“LRPMP”) was prepared and submitted for review  
14 and approval to the Oversight Board for the Successor Agency to the Redevelopment Agency  
15 for the County of Riverside (“Oversight Board”) and the California Department of Finance -  
16 (“DOF”). The LRPMP addresses the disposition and use of the real property owned by the  
17 former Agency. The LRPMP was approved by the DOF on December 18, 2015;

18           **WHEREAS**, the LRPMP provides for disposition of the Property at its highest value.  
19 The fair market value for the Property is \$180,452 based on that certain appraisal prepared by  
20 Michael J. Francis, MAI on May 18, 2016;

21           **WHEREAS**, the Successor Agency received an offer for the Property and desires to  
22 accept bid submitted by FD Partners, LLC in the amount of \$225,000, which exceeds the fair  
23 market value of the Property;

24           **WHEREAS**, net sale proceeds, minus customary closing and escrow costs, will first be  
25 used to pay Successor Agency enforceable obligations, and then disbursed to the taxing  
26 entities pursuant to Health and Safety Code Section 34188;

27           **WHEREAS**, the Successor Agency’s disposition of the Property, in a manner  
28 consistent with the Dissolution Act, LRPMP and proposed Purchase Agreement, will facilitate

1 the unwinding of the former Agency by liquidating its property in a manner aimed at  
2 maximizing value for the benefit of the taxing entities.

3  
4 **WHEREAS**, the Successor Agency recommends Oversight Board approval of the  
5 disposition of Assessor's Parcel Numbers 727-193-027, 727-193-028, AND 727-193-041, as  
6 approved by the County of Riverside Board of Supervisors on March 7, 2017, as Successor  
7 Agency agenda item 4-1.

8  
9 **NOW, THEREFORE, BE IT RESOLVED, FOUND, AND DETERMINED** by the  
10 Oversight Board for the Successor Agency to the Redevelopment Agency for the County of  
11 Riverside as follows:

- 12 1. The Oversight Board approves Successor Agency agenda item 4.1 of March 7,  
13 2017.
- 14 2. Pursuant to Health and Safety Code Section 34179, all actions taken by the  
15 Oversight Board may be reviewed by the State of California Department of Finance, and,  
16 therefore, this Resolution shall not be effective until five (5) business days after approval,  
17 subject to a request for review by the State of California Department of Finance.

18 **PASSED, APPROVED, AND ADOPTED** by the Oversight Board for the Successor  
19 Agency to the Redevelopment Agency for the County of Riverside on April 20, 2017.

20 Approved as to Form:  
21 Oversight Board Legal Counsel

22  
23  
24 By: \_\_\_\_\_  
25 James M. Casso

**OVERSIGHT BOARD**  
FOR THE  
**SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY**  
FOR THE  
**COUNTY OF RIVERSIDE**

*Reports, Discussion and Action Items*

**Meeting Date:** April 20, 2017

**7Action:** **Approve Disposition of APN 727-184-036 - Successor Agency Item 4.2, as approved by the County of Riverside Board of Supervisors on March 7, 2017**

**Background:**

On March 7, 2017, the Board of Supervisors for the County of Riverside (BOS), as the governing body of the Successor Agency to the Redevelopment Agency for the County of Riverside, approved Item 4.1, recommending the sale of APN 727-184-036 located in Mecca, California. The appraised fair market value of the property is \$2,400, and the highest offer received is \$2,400 from the County of Riverside.

Specific details pertaining to the agenda item are included in the attached staff report to the BOS.

**Recommendation:** Staff recommends that the Oversight Board for the Successor Agency to the Redevelopment Agency for the County of Riverside approve the Successor Agency action, via resolution 2017-006, as approved by the County of Riverside Board of Supervisors on March 7, 2017, Item 4.1.

**Attachments:**

- Resolution No. 2017-005 of the Oversight Board for the Successor Agency to the Redevelopment Agency for the County of Riverside
- Staff Report to the Board of Supervisors for the County of Riverside, Item 4.2 of March 7, 2017, [http://rivcocob.org/proceeds/2017/p2017\\_03\\_07\\_files/04.02001.pdf](http://rivcocob.org/proceeds/2017/p2017_03_07_files/04.02001.pdf)



RESOLUTION NO. 2017-006

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE APPROVING SUCCESSOR AGENCY AGENDA ITEM 4.2 OF MARCH 7, 2017, RELATED TO THE DISPOSITION OF REAL PROPERTY LOCATED IN MECCA, CALIFORNIA, IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 727-184-036 TO COUNTY OF RIVERSIDE

**WHEREAS**, redevelopment agencies were dissolved as of February 1, 2012, following a California Supreme Court ruling in *California Redevelopment Association v. Matosantos* upholding Assembly Bill x1 26;

**WHEREAS**, the Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency) is responsible for implementing Assembly Bill x1 26;

**WHEREAS**, provisions of Assembly Bill x1 26 require that each Successor Agency have an oversight board to oversee and review the actions of the Successor Agency as it winds down the affairs of the former Redevelopment Agency;

**WHEREAS**, an Oversight Board has been formed, pursuant to Health and Safety Code Section 34179;

**WHEREAS**, Health and Safety Code Section 34179(e) was amended through Assembly Bill 1484 and requires that all actions taken by the oversight board shall be adopted by resolution;

**WHEREAS**, the Redevelopment Agency for the County of Riverside ("Agency") was formed, existed, and exercised its powers pursuant to Community Redevelopment Law (California Health and Safety Code section 33000 et seq. the "CRL");

**WHEREAS**, Assembly Bill No. x1 26, as modified by Assembly Bill No. 1484 ("Dissolution Act"), added Parts 1.8 and 1.85 to Division 24 of the CRL. As a result of the Dissolution Act, the Agency was dissolved on February 1, 2012 such that the Agency is now deemed a former redevelopment agency under Health and Safety Code section 34173;

1           **WHEREAS**, Upon the dissolution of the former Agency, all authority, rights, powers,  
2 duties, and obligations previously vested with the former Agency (except for the former  
3 Agency’s housing assets and functions) under the CRL have been vested in the Successor  
4 Agency to the Redevelopment Agency for the County of Riverside (“Successor Agency”)  
5 under Health and Safety Code section 34173;

6           **WHEREAS**, pursuant to Health and Safety Code section 34175 (b), all real property  
7 and other assets of the former Agency were transferred to the Successor Agency as of  
8 February 1, 2012, including, but not limited to that certain real property located in Mecca,  
9 California, identified by Assessor’s Parcel Numbers 727-184-036, legally described in Exhibit  
10 “A” attached hereto and incorporated herein by this reference (“Property”);

11           **WHEREAS**, pursuant to Health and Safety Code section 34191.5 (b), an Amended  
12 Long-Range Property Management Plan (“LRPMP”) was prepared and submitted for review  
13 and approval to the Oversight Board for the Successor Agency to the Redevelopment Agency  
14 for the County of Riverside (“Oversight Board”) and the California Department of Finance -  
15 (“DOF”). The LRPMP addresses the disposition and use of the real property owned by the  
16 former Agency. The LRPMP was approved by the DOF on December 18, 2015;

17           **WHEREAS**, the LRPMP provides for disposition of the Property at its highest value.  
18 The fair market value for the Property is \$2,400 based on that certain appraisal prepared by  
19 Michael J. Francis, MAI on November 30, 2016;

20           **WHEREAS**, the Successor Agency received an offer for the Property and desires to  
21 accept bid submitted by County of Riverside in the amount of \$2,400, which equals the fair  
22 market value of the Property;

23           **WHEREAS**, net sale proceeds, minus customary closing and escrow costs, will first be  
24 used to pay Successor Agency enforceable obligations, and then disbursed to the taxing  
25 entities pursuant to Health and Safety Code Section 34188;

26           **WHEREAS**, the Successor Agency’s disposition of the Property, in a manner  
27 consistent with the Dissolution Act, LRPMP and proposed Purchase Agreement, will facilitate  
28

1 the unwinding of the former Agency by liquidating its property in a manner aimed at  
2 maximizing value for the benefit of the taxing entities.

3  
4 **WHEREAS**, the Successor Agency recommends Oversight Board approval of the  
5 disposition of Assessor's Parcel Numbers 727-184-036, as approved by the County of  
6 Riverside Board of Supervisors on March 7, 2017, as Successor Agency agenda item 4-1.

7  
8 **NOW, THEREFORE, BE IT RESOLVED, FOUND, AND DETERMINED** by the  
9 Oversight Board for the Successor Agency to the Redevelopment Agency for the County of  
10 Riverside as follows:

11 1. The Oversight Board approves Successor Agency agenda item 4.2 of March 7,  
12 2017.

13 2. Pursuant to Health and Safety Code Section 34179, all actions taken by the  
14 Oversight Board may be reviewed by the State of California Department of Finance, and,  
15 therefore, this Resolution shall not be effective until five (5) business days after approval,  
16 subject to a request for review by the State of California Department of Finance.

17 **PASSED, APPROVED, AND ADOPTED** by the Oversight Board for the Successor  
18 Agency to the Redevelopment Agency for the County of Riverside on April 20, 2017.

19 Approved as to Form:  
20 Oversight Board Legal Counsel

21  
22  
23 By: \_\_\_\_\_  
24 James M. Casso