

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

150



FROM: Economic Development Agency

SUBMITTAL DATE:
January 11, 2007

SUBJECT: Public Hearing - North Shore Community Center.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Conduct a Public Hearing for the proposed lease of the North Shore Community Center by the Redevelopment Agency; and
2. Adopt Resolution Number 2007-033 making findings pursuant to Health and Safety Code Section 33433 approving the Redevelopment Agency lease of the North Shore Community Center to the Desert Alliance for Community Empowerment (DACE).

BACKGROUND: The Redevelopment Agency (RDA) installed a modular building in the unincorporated community of North Shore, which is adjacent to the North Shore Redevelopment Sub Area, for purposes of redevelopment and to provide services to the North Shore community. The project is intended to serve as a community center and includes approximately 2,376 square foot building and ancillary parking. The RDA proposes to lease the community center building to DACE, a non-profit corporation for one dollar (\$1.00) per year. DACE will operate and maintain the building as well as facilitate the delivery of community services including, but not limited to: child care, educational programs and immigration services.

Robin Zimpfer

RZ:JC:DL:CAC:TE:AER:JT

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Robin Zimpfer
Assistant County Executive Officer/EDA

**FINANCIAL
DATA**

Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	0
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	0
Annual Net County Cost:	\$ 0	For Fiscal Year:	2006/2007

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

County Executive Office Signature

Jennifer Byrd

Prev. Agn. Ref.: 7/12/06, 3.3

District: 4th

Agenda Number:

2 **RESOLUTION NUMBER 2007-033**

3 **A RESOLUTION OF THE COUNTY OF RIVERSIDE**
4 **APPROVING THE LEASE OF REAL PROPERTY FROM**

5 **THE REDEVELOPMENT AGENCY TO**
6 **DESERT ALLIANCE FOR COMMUNITY EMPOWERMENT**

7 **WHEREAS**, A Redevelopment Agency may, within the survey area or for purposes of
8 redevelopment, sell or lease any real or personal property or interest in property pursuant to
9 Health and Safety Code Section 33430.

10 **WHEREAS**, the North Shore Community Center is adjacent to the North Shore
11 Redevelopment Sub Area;

12 **WHEREAS**, the North Shore Community Center was installed in the unincorporated
13 community of North Shore for the purposes of redevelopment and to provide services that are
14 in the vital and best interests of the Redevelopment Agency and the health, safety and welfare
15 of the citizens of the community;

16 **WHEREAS**, the Desert Alliance for Community Empowerment (DACE), a non-profit
17 corporation has agreed to facilitate the delivery of these services to the community;

18 **WHEREAS**, DACE will maintain and operate the North Shore Community Center
19 building;

20 **WHEREAS**, the Redevelopment Agency for the County of Riverside intends to lease to
21 DACE certain real property located at 99-085 Corvina Drive, North Shore, CA which parcels are
22 referenced with Assessor's Parcel Numbers of 723-222-004 and 723-222-006 for this purpose;
23 and
24

25 **WHEREAS**, Notice of the time and place of the public hearing was given pursuant to
26 Health and Safety Code Section 33433.

27 **NOW, THEREFORE**, the Board of Supervisors approves the above described property
28 lease by and between the Redevelopment Agency and DACE pursuant to the provisions of
Section 33433 of the Health and Safety Code upon the following findings:

1. The proposed lease will benefit the project area by eliminating certain conditions of blight stemming from the need for adequate public meeting facilities and community services which impede economic development and redevelopment within the North Shore Project Sub Area;
2. The proposed lease is consistent with the North Shore Sub Area Redevelopment Implementation Plan for the Desert Communities Redevelopment Project Area;
3. The consideration is not less than the fair reuse value at the use and with the covenants and conditions and development costs authorized by the lease.
4. The proposed lease of the Community Center, on the parcels identified above, to the Desert Alliance for Community Empowerment is for one dollar (\$1.00) per year;
5. A below market rate lease is necessary to assist Desert Alliance for Community Empowerment; a non-profit corporation provide the services to the community of North Shore.

The lease agreement was considered and approved by the Board of Supervisors of the County of Riverside after a public hearing was held on Tuesday, January 23, 2007 in the meeting room of the Board of Supervisors, County Administrative Center, 4080 Lemon Street, First Floor, Riverside, CA 92501.

PASSED, APPROVED AND ADOPTED THIS _____ day of _____ 2007, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST: Clerk of the Board

COUNTY OF RIVERSIDE

John Tavaglione, Chairman
BOARD OF SUPERVISORS

FORM APPROVED
COUNTY COUNSEL

JAN 11 2007

