



**PURCHASE, SALE AND DEVELOPMENT AGREEMENT
WITH CIRCLE CITY INVESTMENT GROUP FOR THE
SALE OF APPROXIMATELY 23,619 SQUARE FEET OF
VACANT CITY-OWNED LAND, FOR THE SALES PRICE
OF \$140,000**

Community & Economic Development Department

CITY COUNCIL

June 6, 2023

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BACKGROUND

1. On August 1, 1944, City Council approved the acquisition of Assessor Parcel Number 190-062-001 from the State of California by Resolution Number 3837.
2. Enacted in 1968, the Surplus Land Act requires all local agencies to prioritize affordable housing when disposing surplus land.



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BACKGROUND

3. On January 25, 2006, Council approved the Jurupa Avenue Grade Separation Project to reduce the congestion and inconvenience of the at-grade railroad crossing at Jurupa Avenue.
4. In 2014, the State amended the Surplus Land Act to define better what constitutes a qualified proposal, prioritize proposals to encourage the most units at the deepest affordability, and provide more realistic timeframes to make and negotiate offers.



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BACKGROUND

5. On December 18, 2018, Council approved the surplus of the Property located on the southeast corner of Essex Street and Mountain View Avenue, authorized the marketing and sale of the Property at fair market value per the City's Administrative manual Section 08.003.00 for the Disposition and Sale of City-Owned Real Property.



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DISCUSSION

1. The Property is a remnant parcel from the Jurupa Avenue Grade Separation Project.
2. Circle City Investment Group proposes to construct a single-family residence at the site.
3. An independent third-party appraiser provided an appraisal that concluded a value of \$140,000 in its as-is condition.



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DISCUSSION

4. Basic terms:
 - a) 180-day escrow period in which the Buyer shall have a 30 days to perform its due diligence.
 - b) There are no broker fees.
 - c) Buyer shall be responsible for obtaining any project development entitlements at its sole cost & expense.
 - d) Buyer will be responsible for all costs associated with obtaining title and half of the escrow fees of this transaction.



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SUBJECT PROPERTY

- 1. Zoned - R-1-7000
- 2. General Plan designation - Medium Density Residential
- 3. Is currently vacant
- 4. 23,619 square feet



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STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 5 – High Performing Government

Goal 5.4 - Achieving and maintaining financial health by addressing gaps between revenues and expenditures and aligning resources with strategic priorities to yield the greatest impact.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the City Council:

1. Approve the Purchase, Sale and Development Agreement with Circle City Investment Group for the sale of approximately 23,619 square feet of vacant City-owned land, for the sale price of \$140,000; and
2. Authorize the City Manager, or designee, to execute the agreements, including making minor, non-substantive changes, and to sign all documents necessary to complete the transaction.



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