OVERSIGHT BOARD FOR THE

CITY OF RIVERSIDE AS SUCCESSOR AGENCY TO THE

REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE

TO: OVERSIGHT BOARD MEMBERS DATE: DECEMBER 14, 2016

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 5

DEPARTMENT

SUBJECT: A RESOLUTION TO EXECUTE AN 18-MONTH RIGHT OF ENTRY AGREEMENT

WITH TILDEN-COIL CONSTRUCTORS, LLC FOR THE USE OF SUCCESSOR AGENCY-OWNED VACANT LAND LOCATED AT 8717 INDIANA AVENUE IN

THE AMOUNT OF \$11,287.98 TO USE AS A CONSTRUCTION YARD

ISSUE:

Adopt a resolution authorizing the City of Riverside as the Successor Agency to the Redevelopment Agency of the City of Riverside to enter into an 18-month Right of Entry Agreement with Tilden-Coil Constructors, LLC of Riverside, CA for the use of Successor Agency-owned vacant land located at 8717 Indiana Avenue in the amount of \$11,287.98 to use as a construction laydown yard.

RECOMMENDATIONS:

That the Oversight Board:

- Adopt a resolution authorizing execution of the attached 18-month Right of Entry Agreement (Attachment 1) with Tilden-Coil Constructors, LLC for the use of Successor Agency-owned vacant land, of approximately 0.16 acres, located at 8717 Indiana Avenue, bearing Assessor Parcel Number 233-140-017, in the amount of \$11,287.98, for the use of the site as a laydown yard; and
- 2. Authorize the Executive Director, or his designee, to take any and all actions including making minor and non-substantive modifications and execute the attached Right of Entry Agreement with Tilden-Coil Constructors, LLC (Attachment 2).

BACKGROUND:

On August 30, 2012, the Oversight Board adopted a resolution authorizing the city, as Successor Agency, to execute right of entry agreements, as provided by set guidelines, for Successor Agency-owned properties in an effort to accommodate the request for use of Successor Agency-owned properties in order to facilitate developing business and construction within the City.

On October 11, 2012, the Oversight Board approved an amendment to the set guidelines for Right of Entry Agreement for Successor Agency-owned Properties.

The amended guidelines stipulate that right of entry agreements for vacant unimproved Successor Agency properties are to be assessed a minimum set fee of \$0.003 per square foot per day for businesses and no charge for non-profits for the first ten days and then \$0.003 per square foot per day for every day in excess of the initial ten days, with a maximum time of up to ninety (90) days.

The Successor Agency-owned parcel is approximately 0.16 acres and is zoned Commercial Retail (CR) with a General Plan designation of Commercial (C). Please reference the Property site depiction shown below.



DISCUSSION:

On October 2016, staff received a request from Tilden-Coil Constructors, LLC to utilize Successor Agency-owned vacant land located at 8717 Indiana Avenue, bearing Assessor Parcel Number 233-140-017, as a construction lay-down yard for 18-months (in conjunction with the adjacent Housing Authority-owned vacant land located at 8733 Indiana Avenue, bearing Assessor Parcel Number 233-140-016).

The construction lay-down yard is needed for Tilden-Coil's construction of the new Gordon and Jill Bourns College of Engineering facility at California Baptist University.

Applying the aforementioned assessment guidelines to the site, the assessment for the Successor Agency-owned property is \$11,287.98. However, in the event of an early termination of the Right of Entry Agreement, the Successor Agency shall return to Tilden-Coil Constructors, LLC the pro-rata portion of its advanced payment up to the date of termination.

Prepared by: Emilio Ramirez, Development Director

Approved as to form: Gary G. Geuss, Successor Agency General Counsel

Attachments:

- 1. Resolution
- 2. Right of Entry Agreement