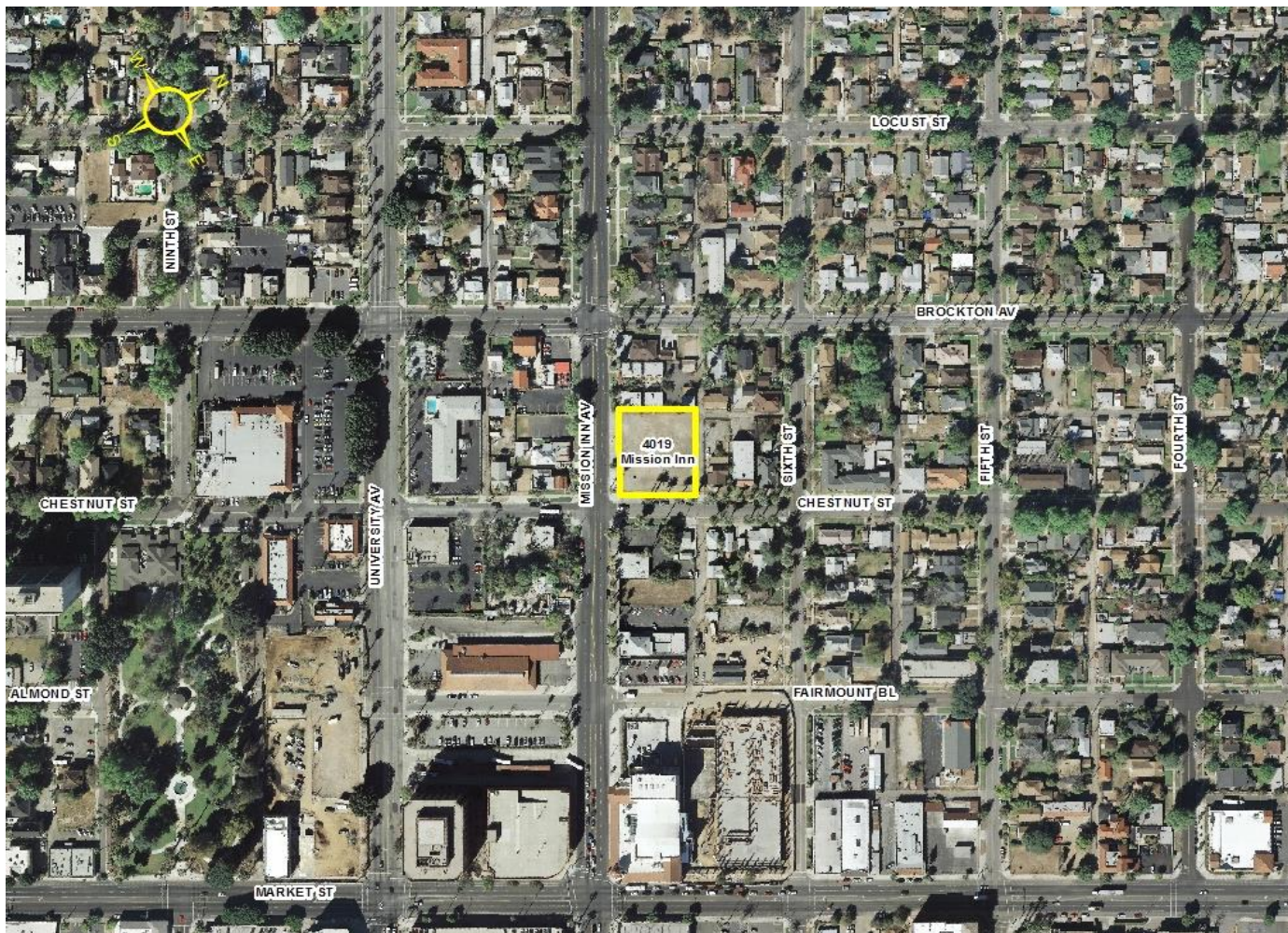


For blight elimination and land assembly purposes, the former Redevelopment Agency authorized the acquisition of 4019 Mission Inn Avenue on May 2, 2006. The Property was previously occupied by the Victoria Market, which contained a 7,351 square foot liquor store. Subsequent to the acquisition, the former Redevelopment Agency demolished the blighted structure to accommodate future development.

The subject Property is approximately 0.64 acres and is located within the Neighborhood Commercial District of the Downtown Specific Plan, as depicted below. The proposed housing development will require a zone change and specific plan amendment, which will be the responsibility of the Citymark Development, LLC.



Pursuant to the Redevelopment dissolution process, as stipulated in Assembly Bills x1 26 and 1484, the Successor Agency completed its Long Range Property Management Plan (Plan), which governs the disposition and use of real property assets of the former Redevelopment Agency of the City of Riverside. In the Plan, the Successor Agency recommended the sale of 4019 Mission Inn Avenue, bearing Assessor Parcel Number 214-211-007. The Oversight Board approved the Plan on February 27, 2014 and the State Department of Finance subsequently approved the same on March 6, 2014.

DISCUSSION:

On March 15, 2016, staff issued an RFP for the disposition and development of the Property. As stipulated in the RFP, staff and the neighboring community (via an extensive community outreach process) preferred a low density “pocket neighborhood” project that will increase housing

opportunities for downtown residents, enhance the surrounding neighborhood and provide job opportunities for local residents. Staff also stipulated that “for sale” and “multi-family” development proposals would also be considered with a provision for “affordable housing”.

On June 13, 2016, staff received proposals from Aspire Community Housing Organization, Citymark Development, LLC, and RC Hobbs Company. After careful review and scoring of the proposals, staff and two members of the community (representing the Downtown Area Neighborhood Alliance and the Pick Group) interviewed all of the respondents to further aid in the decision and recommendation making process. The interviews were held on July 28, 2016.

At the conclusion of the interview process, staff and the two community representatives re-scored each proposal and collectively concluded that the Citymark Development, LLC proposal is the most responsive to the noted RFP.

The Citymark, LLC project is proposed to include 13 for-sale luxury townhomes, which will range in size from 1,275 – 1,450 square feet and will be 2-stories in height (a copy of the draft elevation drawing is included in Attachment 3). The estimated development cost is approximately \$3.5 million. Citymark Development, LLC has also procured an independent third party appraisal, which concluded to a value of \$315,000. Staff agrees that this amount represents the current fair market value for the subject Property.

To facilitate the proposed development, staff recommends the Oversight Board adopt a resolution authorizing execution of the attached Purchase and Sale Agreement with Citymark Development, LLC for the disposition of Successor Agency-owned vacant land, of approximately 0.64 acres, located at 4019 Mission Inn Avenue bearing Assessor Parcel Number 214-211-007, in the amount of \$315,000, for the construction of for-sale luxury townhomes, in accordance with the Successor Agency’s Long Range Property Management Plan.

All sale proceeds less related title, escrow and miscellaneous closing costs (not to exceed \$10,000), will be transmitted to the various taxing entities (including the City) and reported to the State Department of Finance. The City’s portion of the sales proceeds is estimated to be \$44,220 and is included in the General Fund revenue estimates.

Prepared by: Emilio Ramirez, Development Director
Approved as to form: Gary G. Geuss, Successor Agency General Counsel

Attachments:

1. Resolution
2. Purchase and Sale Agreement
3. Draft Elevation Drawing