



City of Arts & Innovation

Successor Agency to the Redevelopment Agency of the City of Riverside

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JUNE 5, 2018

FROM: COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT WARDS: ALL

SUBJECT: SUCCESSOR AGENCY PROPERTY DISPOSITION UPDATE

ISSUE:

Recommend that the Oversight Board receive and file an update on the Successor Agency disposition of the former Redevelopment Agency properties pursuant to the approved Long Range Property Management Plan.

RECOMMENDATION:

That the Successor Agency recommend that the Oversight Board receive and file an update on the Successor Agency disposition of the former Redevelopment Agency properties pursuant to the approved Long Range Property Management Plan.

BACKGROUND:

Pursuant to the dissolution process of 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. The Oversight Board approved the Plan on February 27, 2014 and the State Department of Finance subsequently approved the same on March 6, 2014.

In 2014, when the Plan was approved by the State Department of Finance, it specified that the thirty-three (33) Successor Agency-owned properties are to be disposed through the following categories:

1. **Three (3) historic properties to be transferred to the City for future development:**
 - a. Imperial Hardware Building (3750 Main Street)
 - b. Stalder Plaza Building (3650 Market Street)
 - c. Farm House Motel (1393 University Avenue)

These properties have since been transferred from the Successor Agency to the City.

2. **Five (5) properties to be disposed through existing enforceable obligations:**
 - a. California Tower Building (3737 Main Street)

- b. Raincross Promenade Phase 2 Property (Market between 1st and 2nd Streets)
 - c. California Square Property (8690 California Avenue)
 - d. 1910 University Avenue Property
 - e. University Village Pylon Sign
3. **Twenty-five (25) properties available for sale to be disposed through the Property Disposition Guidelines approved by the Oversight Board:**
- a. 3011-3071 Market Street
 - b. 3245 Market Street
 - c. 3102-3250 Main Street and 3654 First Street (1st to 3rd Project)
 - d. 4019 Mission Inn Avenue
 - e. 4271 and 4293 Market Street
 - f. 4565 and 4575 Mulberry Avenue (Olivewood and Mulberry Properties)
 - g. 1953 and 1971 University Avenue
 - h. 2015, 2025 and 2039 University Avenue
 - i. 2227 and 2243 University Avenue
 - j. 2585 and 2617 University Avenue
 - k. 2731-2871 University Avenue
 - l. 3870 Ottawa Avenue
 - m. 4307 Park Avenue
 - n. 3441 Central Avenue
 - o. 6963 Streeter Avenue
 - p. 3575-3661 Merrill Avenue (Merrill Avenue Property)
 - q. Madison at Railroad Property
 - r. 8717 Indiana Avenue
 - s. 9644 and 9670 Magnolia Avenue (Magnolia and Taft Property)
 - t. 10920 Magnolia Avenue
 - u. Five Points Intersection – Site A – NW Corner Pierce and La Sierra
 - v. Five Points Intersection – Site B – SW Corner Pierce and La Sierra
 - w. Five Points Intersection – Site C – Hole and Bushnell
 - x. 3747 Mission Inn Avenue (Loring Building Parking Lot)
 - y. Arlington Village Property

DISCUSSION:

Below is the current status of the Successor Agency-owned properties.

1. **Three (3) properties were sold and fully developed as shown on Attachment 1:**
 - a. 1953 and 1971 University Avenue
 - b. Arlington Village Property
 - c. Five Points Intersection – Site A – NW Corner Pierce and La Sierra
2. **Eight (8) properties have been sold and are currently under construction as shown on Attachment 2:**
 - a. Imperial Hardware Building (3750 Main Street)
 - b. Stalder Plaza Building (3650 Market Street)
 - c. 3747 Mission Inn Avenue (Loring Building Parking Lot)
 - d. 3011-3071 Market Street
 - e. 3225 and 3245 Market Street
 - f. 4565 and 4575 Mulberry Avenue (Olivewood and Mulberry Properties)
 - g. 9644 and 9670 Magnolia Avenue (Magnolia and Taft Property)
 - h. 10920 Magnolia Avenue
3. **Five (5) properties with development projects with Purchase, Sale and Development Agreements approved by the Successor Agency and the Oversight Board are currently in escrow pending entitlement approval as shown on Attachment 3:**
 - a. 4019 Mission Inn Avenue
 - b. 4307 Park Avenue
 - c. 3575-3661 Merrill Avenue (Merrill Avenue Property)
 - d. Five Points Intersection – Site B – SW Corner Pierce and La Sierra
 - e. Madison at Railroad Property
4. **Four (4) properties with development projects approved by the Development Committee are pending City or Successor Agency and Oversight Board approval on the Purchase, Sale and Development Agreements as shown on Attachment 4:**
 - a. 3102-3250 Main Street and 3654 First Street (1st to 3rd Project)
 - b. 2015, 2025 and 2039 University Avenue
 - c. 2731-2871 University Avenue
 - d. 8717 Indiana Avenue
5. **Three (3) properties with existing enforceable obligations where disposition will be pursuant to existing agreements as shown on Attachment 5:**
 - a. California Tower Building (3737 Main Street)
 - b. Raincross Promenade Phase 2 Property (Market between 1st and 2nd Streets)
 - c. University Village Pylon Sign
6. **Ten (10) properties are available for sale through the Property Disposition**

Guidelines approved by the Oversight Board as shown on Attachment 6:

- a. 4271 and 4293 Market Street
- b. Farm House Motel (1393 University Avenue)
- c. 1910 University Avenue Property
- d. 2227 and 2243 University Avenue
- e. 2585 and 2617 University Avenue
- f. 3870 Ottawa Avenue
- g. 3441 Central Avenue
- h. 6963 Streeter Avenue
- i. California Square Property (8690 California Avenue)
- j. Five Points Intersection – Site C – Hole and Bushnell

FISCAL IMPACT:

There is no fiscal impact associated with this report. Future sales proceeds less related title, escrow and miscellaneous closing costs will be remitted to the Riverside County Auditor Controller's Office (ACO). The ACO will distribute the sale proceeds to the various taxing entities (including the City) and report the sale to the State Department of Finance. The City's portion of the net sales proceeds is estimated to be approximately 14 percent of the sales price less all title, escrow, and miscellaneous closing costs.

Prepared by:	Rafael Guzman, Community & Economic Development Director
Certified as to	
availability of funds:	Adam Raymond, Chief Financial Officer/Treasurer
Approved by:	Al Zelinka, FAICP, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:

- 1. Three Properties Sold and Fully Developed
- 2. Eight Properties Sold and Currently Under Construction
- 3. Five Properties with Approved Buyers and Currently in Escrow
- 4. Four Properties with Buyers Selected and Pending Approval
- 5. Three Properties with Enforceable Obligations
- 6. Ten Properties Available for Sale