



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: NOVEMBER 27, 2018

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARDS: 1 AND 3
DEPARTMENT

SUBJECT: APPROVAL OF SIX MILLS ACT HISTORIC PROPERTY PRESERVATION AGREEMENTS FOR PROPERTY TAX REDUCTION AND CORRESPONDING PROPERTY IMPROVEMENTS WITH RANDALL SCOTT HANSEN AND JODY ANN HANSEN, 5809 BROCKTON AVENUE; DAVID BRISTOW AND KRISTEN BRISTOW, 3501 MOUNT RUBIDOUX DRIVE; JOSEPH MILLER, 5311 MAGNOLIA AVENUE; FRANK ROJAS AND LAUREL HAMPTON, 4625 GLENWOOD DRIVE; S. JASON DEANDA AND NICOLE DEANDA, 6240 HAWARDEN DRIVE; AND DAVID SANTOS AND CAROLINE G. SANTOS, 3535 MOUNT RUBIDOUX DRIVE; FOR A MINIMUM TERM OF TEN YEARS WITH ANNUAL AUTOMATIC RENEWALS

ISSUES:

Approve six Mills Act Historic Property Preservation Agreements with Randall Scott Hansen and Jody Ann Hansen, 5809 Brockton Avenue; David Bristow and Kristen Bristow, 3501 Mount Rubidoux Drive; Joseph Miller, 5311 Magnolia Avenue; Frank Rojas and Laurel Hampton, 4625 Glenwood Drive; S. Jason DeAnda and Nicole DeAnda, 6240 Hawarden Drive; and David Santos and Caroline G. Santos, 3535 Mount Rubidoux Drive; for a minimum term of ten years with annual automatic renewals.

RECOMMENDATIONS:

That the City Council:

1. Approve six Mills Act Historic Property Preservation Agreements for property tax reduction and corresponding property improvements with the following applicants for a minimum term of ten years with annual automatic renewals:
 - a. Randall Scott Hansen and Jody Ann Hansen, 5809 Brockton Avenue;
 - b. David Bristow and Kristen Bristow, 3501 Mount Rubidoux Drive;
 - c. Joseph Miller, 5311 Magnolia Avenue;
 - d. Frank Rojas and Laurel Hampton, 4625 Glenwood Drive;

- e. S. Jason DeAnda and Nicole DeAnda, 6240 Hawarden Drive; and
 - f. David Santos and Caroline G. Santos, 3535 Mount Rubidoux Drive; and
2. Authorize the City Manager, or his designee, to execute the Mills Act Historic Property Preservation Agreements with Randall Scott Hansen and Jody Ann Hansen, David Bristow and Kristen Bristow, Joseph Miller, Frank Rojas and Laurel Hampton, S. Jason DeAnda and Nicole DeAnda, and David Santos and Caroline G. Santos, including making minor non-substantive changes.

BACKGROUND:

The Mills Act Program is a State law allowing cities to enter into contracts with the property owners of historic structures. In Riverside, the City Council implemented the Mills Act Program in 2004 with the adoption of Resolution No. 20825. Under the Mills Act Program, the owner of a designated historic property may voluntarily enter into a contract with the City where, in exchange for reduced property taxes, the owner agrees to invest the savings back into the historic property.

The provisions of the contract require the owner to perform work which may include rehabilitation, restoration, preservation or maintenance projects valued equal to or greater than the property taxes reduction. The program provides a financial incentive to encourage the preservation of designated historic districts and individual properties throughout the City, which ultimately preserves property values and ensures the preservation of tangible links to the past.

DISCUSSION:

This year, six Mills Act Program applications were received and include:

No.	Case #	Applicant	Property Address	Ward
1	P18-0476	Randell & Jody Hansen	5809 Brockton Avenue	1
2	P18-0480	David & Kristen Bristow	3501 Mount Rubidoux Drive	1
3	P18-0485	Joseph Miller	5311 Magnolia Avenue	1
4	P18-0496	Laurel Hampton & Frank Rojas	4625 Glenwood Drive	1
5	P18-0522	S. Jason & Nicole DeAnda	6240 Hawarden Drive	3
6	P18-0544	David & Caroline Santos	3535 Mount Rubidoux Drive	1

The six applications include ten-year plans and commitments that total approximately \$1,009,250 in property maintenance and improvements. All six applications meet the City's requirements for Mills Act Program Contracts.

FISCAL IMPACT:

Existing Staff administer and maintain the Mills Act Program; the City will not incur any direct costs. The applicants paid the \$404.46 application and \$3,274.08 contract initiation fees established by City Council.

The Mills Act Program results in some property tax revenue reductions to the City; however, the Mills Act Program supports an increase in property values given the required on-going

maintenance and reinvestment in the property. Since the City's share of property tax revenue is small, and only six new contracts are proposed during this fiscal cycle, the reduction in property tax revenue to the City is anticipated to be minimal.

Prepared by: David Welch, Interim Community & Economic Development Director
Certified as to
availability of funds: Edward Enriquez, Interim Chief Financial OfficerTreasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Mills Act Program Contract with Randall Scott Hansen and Jody Ann Hansen, 5809 Brockton Avenue
2. Mills Act Program Contract with David Bristow and Kristen Bristow, 3501 Mount Rubidoux Drive
3. Mills Act Program Contract with Joseph Miller, 5311 Magnolia Avenue
4. Mills Act Program Contract with Frank Rojas and Laurel Hampton, 4625 Glenwood Drive
5. Mills Act Program Contract with S. Jason DeAnda and Nicole DeAnda, 6240 Hawarden Drive
6. Mills Act Program Contract with and David Santos and Caroline G. Santos, 3535 Mount Rubidoux Drive