



# 4125 Vine Street (11th Street Well) – Exempt Surplus Land Sale to Riverside Transit Agency

Riverside Public Utilities

Board of Public Utilities  
April 19, 2021

RiversidePublicUtilities.com



1

## SITE MAP



2

RiversidePublicUtilities.com

## BACKGROUND

1. May 22, 2017 - Purchase, Sale and Development Agreement approved with Riverside Transit Agency (RTA) for development of mobility hub facility at 4015-4085 Vine Street.
2. January 14, 2019 – City sells 4015 - 4085 Vine Street (approximately 2.347 acres of vacant land) to Riverside Transit Agency (RTA) to develop a mobility hub in order to relocate the downtown Riverside Transit Terminal from 3911 University Avenue to this site.
3. Section 1.2.1 of that Agreement allows RTA the right to additional land if deemed necessary for hub development.
4. RTA has now identified 4125 Vine Street (Property), also known as the 11<sup>th</sup> Street Well Site, as necessary for the hub development.



3

RiversidePublicUtilities.com

## CONCEPTUAL RENDERING



4



RiversideCA.gov

## DISCUSSION

1. Except for the 11<sup>th</sup> Street Well, the Property is vacant City-owned land of approximately 23,958 square feet.
2. RTA is the owner of the adjacent vacant land on both sides of the Property.
3. Pursuant to Government Code Section 54221(f)(1)(D), RTA is exempt from the surplus declaration process due to their status as a joint powers authority.
4. Allows for a direct sale from City to RTA if Property is declared as "exempt surplus" by City Council.

RiversidePublicUtilities.com



5

## AGREEMENT TERMS

Terms of Agreement:

1. Land - \$155,000
2. Well - \$250,000
3. RTA to reimbursement City for the relocation of existing piping for well – up to \$30,000
4. Total - \$405,000 to \$435,000
5. 30-day escrow period



RiversidePublicUtilities.com



6

## AGREEMENT TERMS CONTINUED

1. RPU to grant an easement to City for potable water well site and waterline facilities to accommodate relocation of replacement well.
2. RPU to grant an access easement to City for ingress/egress for access to replacement well site.
3. Pending approval of Agreement by RTA's Board anticipated on April 22, 2021.

RiversidePublicUtilities.com



7

## RECOMMENDATIONS

That the Board of Public Utilities recommend that the City Council:

1. Declare the vacant City-owned land of approximately 23,958 square feet located at 4125 Vine Street, bearing Assessor's Parcel Number 215-341-009, also known as the 11<sup>th</sup> Street Well Site, as exempt surplus land based on the written findings contained in this staff report;
2. Approve the Purchase, Sale and Development Agreement with Riverside Transit Agency for the sale of approximately 23,958 square feet of vacant City-owned land for \$155,000 and the fair market value in use of the 11<sup>th</sup> Street Well for \$250,000, totaling \$405,000; plus up to an additional \$30,000 to relocate the 11<sup>th</sup> Street Well for a maximum amount of \$435,000;

RiversidePublicUtilities.com



8

## RECOMMENDATIONS

3. Recommend that a transfer from the Water Claim on Cash Account No. 0000520-101000 to the Water Property Cash Reserve Account No. 0000520-101084 be made in the amount of the sales proceeds received per the Cash Reserve Policy; and
4. Authorize the City Manager, or his designee, to execute the Purchase, Sale and Development Agreement, including making minor and non-substantive changes, and to sign all documents and instruments necessary to complete the transaction.