

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, ESTABLISHING LOCAL HIRING GOALS AND SKILLED WORKFORCE REQUIREMENTS FOR THE SALE AND DEVELOPMENT OF SUCCESSOR AGENCY-OWNED SURPLUS OR EXEMPT SURPLUS REAL PROPERTY.

WHEREAS, pursuant to Resolution No. 22322, adopted by the City Council of the City of Riverside ("City") on January 10, 2012, the City of Riverside agreed to serve as the Successor Agency ("Successor Agency") to the Redevelopment Agency of the City of Riverside ("Redevelopment Agency") commencing upon dissolution of the Redevelopment Agency on February 1, 2012 pursuant to Assembly Bill x1 26 ("AB 26"); and

WHEREAS, Health and Safety Code Section 34177 (i) provides that a successor agency is required to continue to oversee development of properties until the contracted work has been completed or the contractual obligations of the former redevelopment agency can be transferred to other parties; and

WHEREAS, pursuant to AB 1484 and Health and Safety Code Section 34191.5(c)(2), the Successor Agency prepared a Long Range Property Management Plan dated February 25, 2014, for the disposition of the former Redevelopment Agency properties; and

WHEREAS, on March 6, 2014, the Department of Finance approved the Successor Agency Long Range Property Management Plan; and

WHEREAS, the Successor Agency has recently declared multiple parcels of Successor Agency-owned real property as surplus and has begun the process to comply with the Surplus Land Act; and

WHEREAS, it is likely that the Successor Agency will have the opportunity in the near future to publish Requests for Proposals for the sale and development of multiple parcels of surplus real property; and

WHEREAS, the sale of Successor Agency-owned surplus real property presents a unique opportunity to use such Successor Agency resources for the benefit of the local community through the jobs created by the development of the parcels; and

1 WHEREAS, there are 2,717,371 people living within a 20-mile radius of the City of Riverside,
2 but only 1,068,555 employed within that same radius, and 101,981 of those are employed in the
3 Construction Industry; and

4 WHEREAS, promotion of local hiring and skilled and trained workforce programs can ensure
5 that Riverside residents can find quality jobs close to where they live, as well as potentially reduce the
6 time otherwise necessary to commute to jobs located in other cities; and

7 WHEREAS, the Successor Agency desires to promote local hiring and skilled and trained
8 workforce programs for Successor Agency-owned surplus property sold through the open market to
9 promote the creation of local quality jobs.

10 NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
11 California, as the Successor Agency to the Redevelopment Agency of the City of Riverside, as follows:

12 Section 1. The above recitals are incorporated herein as if set forth herein in full.

13 Section 2. **Application.** This Resolution shall apply to all Successor Agency-owned real
14 property declared to be surplus, which the Successor Agency seeks to sell on the open market after
15 complying with the Surplus Land Act (Government Code §§ 54220, et seq.), and on which the buyer
16 intends to construct proposed development, buildings, facilities or other improvements on the real
17 property ("Project"). This Resolution shall apply whether the Successor Agency seeks to dispose of
18 the property through a Request for Proposal ("RFP") process or through direct negotiations.

19 Section 3: **Local Hire Goals.** Unless such a requirement would conflict with State or
20 Federal law or regulation applicable to a particular sale of real property, all prospective buyers of
21 Successor Agency-owned surplus real property shall commit to make good faith efforts to employ
22 qualified local individuals in sufficient numbers so that no less than thirty (30) percent of the work
23 force, measured in labor hours, is comprised of local individuals for the construction of the Project.

24 No less than semi-annually during the course of construction, the buyer shall provide to the
25 Successor Agency a statement showing that either the thirty (30) percent local individuals hiring goal
26 has been met or that the buyer made good faith efforts to reach that goal. Such reports shall be signed
27 by the buyer under penalty of perjury.

1 For the purposes of this section, the following definitions shall apply:

2 “Local individual” shall mean an individual with a permanent residence within a 20-
3 mile radius of the center of the City of Riverside.

4 “Good faith efforts” includes, but is not limited to: (1) Contacting and engaging local
5 hiring halls and reputable recruitment sources, such as the American Jobs Center, to identify qualified
6 local individuals; (2) Advertising available jobs in trade papers and newspapers of general circulation
7 within the City of Riverside; (3) Providing ongoing assistance to local individuals in completing job
8 application forms; (4) Conducting or participating in a job application workshop within the City of
9 Riverside to assist the community in applying and interviewing for jobs in the contracting industry;
10 (5) Conducting job interviews within 20 miles of the real property; (6) Any other means of obtaining
11 employees who are local individuals that are reasonably calculated to comply with the goals of this
12 section.

13 **Section 4: Skilled and Trained Workforce/Apprenticeship Program Participation.**

14 Unless such requirement would conflict with a State or Federal law or regulation applicable to a
15 particular sale of real property, all prospective buyers of Successor Agency-owned real property shall
16 commit disclose the percentage of Skilled and Trained Workforce utilized during the course of
17 construction of the Project and their commitment to work with area State certified apprenticeship
18 programs to use a Skilled and Trained Workforce during the construction of the Project. This shall
19 apply only to apprenticeable occupations involved in the proposed construction for which there are
20 State certified apprenticeship programs. For real property sought to be sold through the Request for
21 Proposal process, additional scoring points, up to the equivalent of ten points, shall be given to
22 prospective buyers that commit to the use of a Skilled and Trained Workforce and to the use of
23 apprenticeship programs. Points shall be awarded on a sliding scale basis based on the percentage of
24 Skilled and Trained Workforce the prospective buyer has committed to use.

25 Each buyer of Successor Agency-owned real property required to comply with this section
26 shall provide semi-annual reports during construction showing compliance with this section. Such
27 reports shall be signed by the buyer under penalty of perjury.

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1 For the purposes of this section, “skilled and trained workforce” shall have the same meaning
2 as in Public Contract Code section 2601, except that any listed percentage thresholds in section 2601
3 shall not be mandatory for purposes of this Resolution.

4 Section 5: The buyer of Successor Agency-owned surplus real property, or buyer’s
5 representative, shall have the right to determine the competency of all individuals hired, the number
6 of employees required, the duties of such employees within their occupation, and shall have the right
7 to reject an applicant for any reason; however, buyer shall exercise this right in good faith and not for
8 the purpose of avoiding the provisions of this Resolution.

9 Section 6: The provisions of this resolution shall be incorporated into each Request for
10 Proposals seeking to sell Successor Agency-owned surplus real property and into each purchase and
11 sale agreement for the sale of Successor Agency-owned surplus real property.

12 Section 7: All sales of Successor Agency-owned real property subject to this Resolution
13 shall otherwise comply with the 2014 Long Range Property Management Plan.

14 Section 8: This Resolution shall become effective immediately.

15 ADOPTED by the City Council as the Successor Agency, this _____ day of
16 _____, 2021.

18 _____
19 PATRICIA LOCK DAWSON
20 Mayor of the City of Riverside

21 Attest:

22 _____
23 DONESIA GAUSE
24 City Clerk of the City of Riverside

25 I, Donesia Gause, City Clerk of the City of Riverside, California, acting as the Secretary of the
26 Successor Agency to the Redevelopment Agency of the City of Riverside, hereby certify that the
27 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City,
28 acting as the Secretary of the Successor Agency to the Redevelopment Agency of the City of

1 Riverside, at its meeting held on the _____ day of _____, 2021, by the following vote,
2 to wit:

3 Ayes:

4 Noes:

5 Absent:

6 Abstain:

7
8 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
9 City of Riverside, California, this _____ day of _____, 2021.

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11 _____
12 DONESIA GAUSE
13 City Clerk of the City
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