



City of Loma Linda Official Report

Ovidiu Popescu, Chairman
Ronald Dailey, Vice Chairman
Stan Brauer, Board Member
Rhodes Rigsby, Board Member
Phillip Dupper, Board Member

CRA AGENDA: January 25, 2011
TO: Agency Board Members
VIA: T. Jarb Thaipejr, Executive Director T.J.T.
FROM: Pamela Byrnes-O'Camb, Secretary *pbo*
SUBJECT: CRA Bill #R-2011-01 - Approving Purchase Agreement for APN 0283-192-22 on the west side of Mt. View Avenue between Van Leuven Street and Lane Street

Approved/Continued/Denied
By Redevelopment Agency
Date _____

RECOMMENDATION

It is recommended that the Agency Board adopt CRA Bill #R-2011-01.

BACKGROUND

The Agency Board authorized its Negotiators to consider offers for the purchase of properties within the Redevelopment Project Area. The Owner, Doyce Nicola, Trustee of the Mountain View LLC Trust offered the subject parcel to the Agency. Mt. View Avenue lies within the Merged Project Area. The subject vacant parcel of 6,250 square feet lies within a residential zone with housing immediately adjacent to the north and south.

ANALYSIS

Acquisition of the subject property will allow the Agency an opportunity to facilitate the development of the site for affordable housing at some point in the future.

FINANCIAL IMPACT

Account No. 03-1800-\$35,000 plus the Agency's portion of the closing costs.

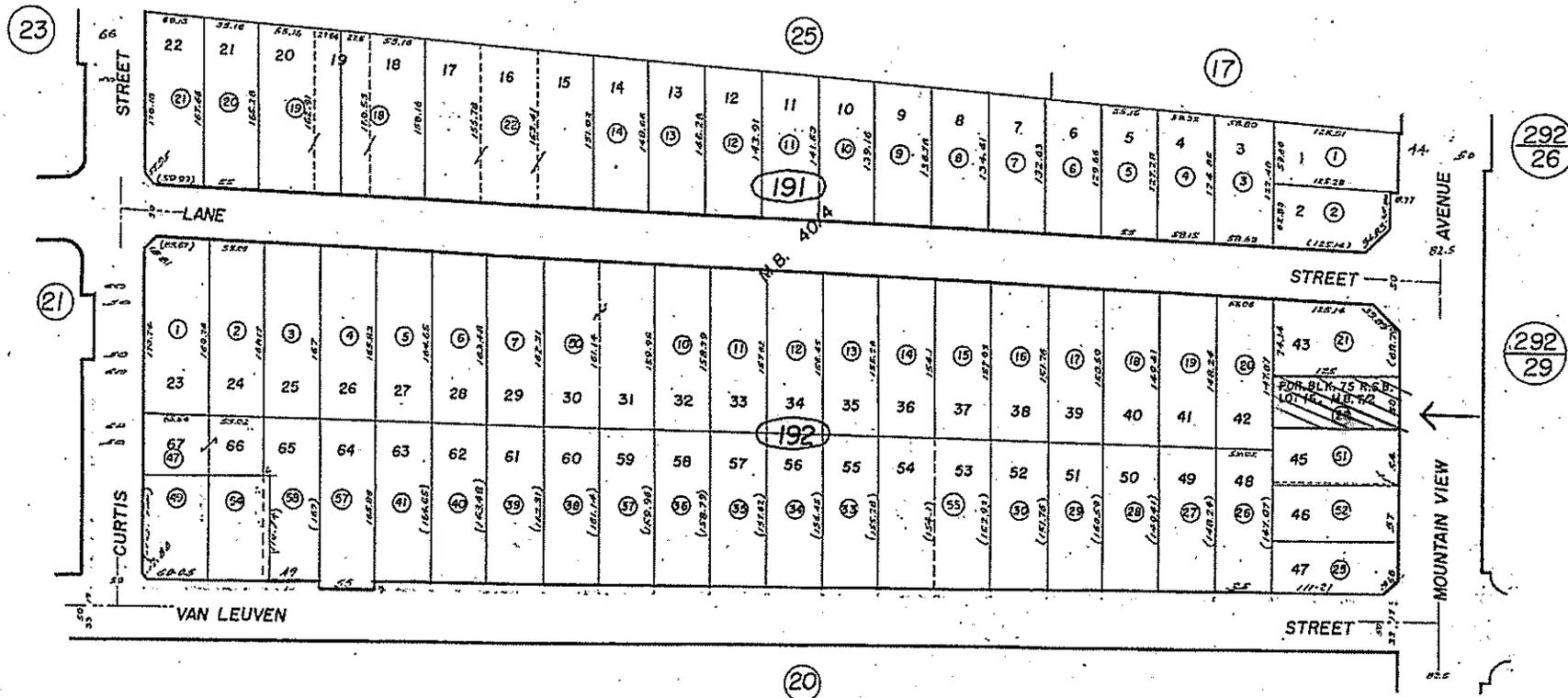
Attachment: Site Map
CRA Bill #R-2011-01



Por. Rancho San Bernardino
M.B. 7/2

Loma Linda City
Tax Rate Area
13010

283- 19



East Loma Linda Tract No. 2906, M.B. 40/4

Note-Assessor's Blk. & Lot
Numbers Shown in Circles

Assessor's Map
Book 283 Page 19
San Bernardino County

REVISED	
9/26/85	CC
11/3/85	CC
12/9/86	CC
8/12/91	RR
2/4/02	LH

RESOLUTION NO. _____

A RESOLUTION OF THE LOMA LINDA REDEVELOPMENT AGENCY
APPROVING AND AUTHORIZING THE EXECUTION OF AN
AGREEMENT FOR THE ACQUISITION OF PROPERTY FROM DOYCE
NICOLA, TRUSTEE OF THE MOUNTAIN VIEW LLC TRUST

(Vacant land on Mountain View, APN 0283-192-22-0000)

WHEREAS, the Loma Linda Redevelopment Agency (the “Agency”) is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Loma Linda Redevelopment Project (the “Redevelopment Project”) and the merged redevelopment project area (“Project Area”) established thereby; and

WHEREAS, in connection with such activities, the Agency has established and maintains a low- and moderate-income housing fund pursuant to Health and Safety Code Sections 33334.2 and 33334.3 (the “Housing Fund”) and utilizes moneys from such Housing Fund to defray the cost of promoting affordable housing as authorized thereunder; and

WHEREAS, in order to carry out and implement such Redevelopment Plan and, specifically, the housing objectives of the Agency thereunder and as established by law, the Agency proposes to enter into that certain Purchase and Sale Agreement and Joint Escrow Instructions substantially in the form submitted herewith (the “Agreement”) with Doyce Nicola as Trustee of the Mountain View LLC Trust (the “Owner”) for the sale by Owner and the acquisition by Agency of certain vacant land located on the west side of Mountain View Avenue between Lane Street and Van Leuven Street, and designated in public records as APN 0283-192-22-0000 (the “Property”), all as more particularly set forth in the Agreement; and

WHEREAS, the Agency has duly considered the terms and conditions of the Agreement, and desires to approve the Agreement and authorize the acquisition of the Property by Agency under the terms of such Agreement; and

WHEREAS, the acquisition of the Property under the Agreement and the implementation of the Agreement will assist in the implementation of the Redevelopment Plan, the adopted implementation plan, and the Agency’s affordable housing responsibilities thereunder; and

WHEREAS, all actions required by all applicable law with respect to the proposed Agreement have been taken in an appropriate and timely manner; and

WHEREAS, the Agency has duly considered all of the terms and conditions of the proposed Agreement and believes that the Agreement and its implementation are in the best interests of the Agency as well as the City of Loma Linda and the health, safety, and welfare of its residents, and in accord with the public purposes and provisions of applicable state and local laws and requirements.

NOW, THEREFORE, BE IT RESOLVED by the Loma Linda Redevelopment Agency as follows:

1. The Agency hereby approves the Agreement and authorizes and directs the Executive Director of the Agency to execute the Agreement on behalf of the Agency, and to execute the deed

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acceptance thereunder on behalf of the Agency. The Executive Director is further authorized to take such actions as are necessary, appropriate or convenient to the implementation of the Agreement.

2. The Agency authorizes and approves the payment from the Housing Fund of such moneys as are payable by the Agency under the Agreement.

3. The Agency Secretary shall certify to the adoption of this Resolution.

The foregoing Resolution is hereby approved this 25th day of January, 2011 by the following vote:

Ayes:

Noes:

Absent:

Ovidiu Popescu, Chairman

ATTEST:

Pamela Byrnes O'Camb, Secretary