

REPORT TO THE CITY COUNCIL



DATE: August 5, 2014

TITLE: Tahiti Partners Properties Corporation - Pierson Professional Plaza, L.P.

Prepared by: Martín Magaña, City Manager

Reviewed by: Steven B. Quintanilla, City Attorney

RECOMMENDATION

Consider a request by the developer to amend the date by which the project must start and that the project still be entitled to an exemption from the costs of undergrounding the utility lines along the north side of the property.

DISCUSSION

As you know, this project entails an 80,000 square foot commercial center with a 38,000 square foot social services building for Riverside County and 42,000 square feet of retail, office and restaurant uses at the southwest corner of Pierson Boulevard and Cholla Drive.

At the March 18, 2014 meeting the City Council approved a request to exempt the developer from incurring the costs to underground the utility lines along the north side of the property if commencement of the project started within 120 days. That deadline was July 18, 2014 and construction has yet to commence. Since the City Council only met once on July 1, 2014 and is dark the remainder of the month, the developer has requested that his request be placed on the next possible meeting for consideration.

The developer has not commenced construction due to some timing issues and other deadlines that were imposed on the developer to perform, plus financing challenges. Attached (Exhibit 1) is his request for City Council consideration. Should the City Council honor his request Staff will work with the developer on a construction schedule that meets the delivery deadline of November 1, 2015, should the County approve his request for an extension to have the building delivered by that same date. This project is important to the community in terms of the jobs and potential uses that will locate at this site and generate much needed revenues as opposed to having the site sit vacant.

FISCAL IMPACT

None.

EXHIBIT(S)

1) Letter from the Developer (Tahiti Partners) dated July 17, 2014