



# Building A Better Long Beach

March 1, 2010

REDEVELOPMENT AGENCY BOARD MEMBERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve and authorize the Executive Director to execute the First Amendment to the Memorandum of Understanding with California State University, Long Beach to negotiate the development of a portion of the Broadway Block. (Downtown – District 2)

## DISCUSSION

On February 2, 2009, the Redevelopment Agency (Agency) authorized the Executive Director to enter into a Memorandum of Understanding (MOU) with California State University, Long Beach (CSULB) to negotiate the development of a portion of the Broadway Block for its graduate arts program (Exhibit A – Site Map).

The MOU was executed on February 19, 2009, with a one-year term. Since that time, Agency staff has retained an architect to develop conceptual plans and has initiated and funded initial planning efforts, including financial feasibility modeling, land planning, and land ownership issues.

As both parties wish to continue negotiations, including defining the development components for a graduate arts program, graduate student housing, and art studios, staff recommends that Section 2, Negotiation Period, be amended to extend the term for an additional 365 days. In addition, Exhibit A to the MOU must be amended to reflect the expanded Art Exchange site, which reduces the CSULB site by 3,750 square feet, and the Schedule of Performance (Exhibit B to the MOU) will be amended to reflect revised milestones for the project.

The parties shall work cooperatively to negotiate business points for a Disposition and Development Agreement (DDA) or a ground lease.

This project presents a momentous opportunity for the Agency, the City of Long Beach, and CSULB to have a significant arts and university presence in Downtown Long Beach at the gateway to the East Village Arts District.

REDEVELOPMENT AGENCY BOARD MEMBERS

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SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK  
EXECUTIVE DIRECTOR

Attachment: Exhibit A – Site Map

AJB:LAF:CSM:BEC

EXHIBIT A

7281 17 P.A. 7270-13  
SHEET

TRA 5536

REVISED 2004/06/07 000001-28  
2/25/01/81/0

County of Los Angeles, Rick Auerbach, Assessor

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OFFICE OF THE ASSESSOR  
COUNTY OF LOS ANGELES  
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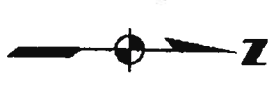
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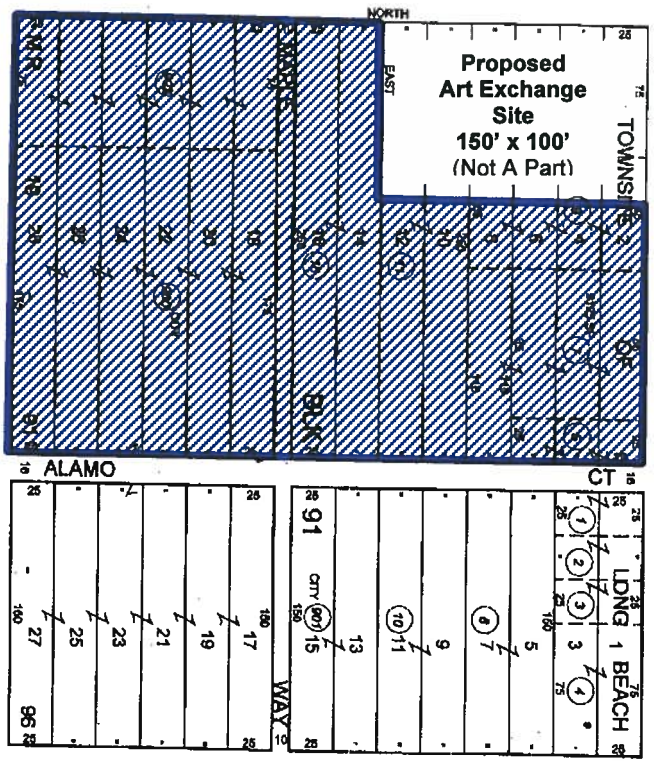
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MAPING AND GIS  
SERVICES  
SOUTHERN CALIFORNIA

BK 7280

124 LONG BEACH BLVD 124



8 ELM BLVD 8

BROADWAY

PG 18

CSULB  
Project Site

ALL 800 SERIES PARCELS ON THIS PAGE ARE ASSESSED  
TO THE RECEIVING AGENCY OF THE CITY OF  
LONG BEACH UNLESS OTHERWISE NOTED