



Building A Better Long Beach

October 20, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to enter into separate Exclusive Negotiating Agreements for selected prospective purchasers for the disposition and development of four historic homes. (Central – District 1)

DISCUSSION

In June 2005, the Redevelopment Agency (Agency) approved the Willmore District Implementation Plan (Plan). The Plan is a supplement to the Central Long Beach Strategic Guide for Development and serves as a guide for the enhancement and preservation of the Willmore City Historic District (Willmore). One of the goals identified in the Plan is the adaptive reuse of vacant lots for the relocation of historic homes.

To implement this goal, the Agency acquired four vintage homes from West Gateway project sites. Three of the homes were relocated to vacant parcels in Willmore, which were acquired by the Agency (Exhibits A). One of the sites purchased for relocation included an existing historic home in need of rehabilitation (Exhibit B).

On June 12, 2008, Agency staff released a Request for Proposals (RFP) for the sale and rehabilitation of the homes. Staff received 16 proposals from interested homebuyers/developers. The responses were evaluated by staff and the preservation community, and four finalists were selected:

- Kathleen Irvine for 539 Daisy Avenue
- Maeva Aline for 543 Daisy Avenue
- Hulean Tyler and Deborah Behar for 734 Maine Avenue
- Tierra Concepts, Inc. for 226 West Tenth Street

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Staff proposes entering into separate six-month Exclusive Negotiating Agreements (ENA) with each of the finalists to further develop each proposal regarding finance, acquisition and rehabilitation of the homes and to work towards a Disposition and Development Agreement.

Rehabilitation guidelines require a Certificate of Appropriateness from the Cultural Heritage Commission and exterior renovations in accordance with the United States Secretary of the Interior's Standards for the Treatment of Historic Buildings. The ENA will provide for one six-month renewal option at the discretion of the Executive Director.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,



CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:DSW:TF

Attachments: Exhibit A – Site Photographs
Exhibit B – Site Map

EXHIBIT A



539 Daisy Avenue



543 Daisy Avenue



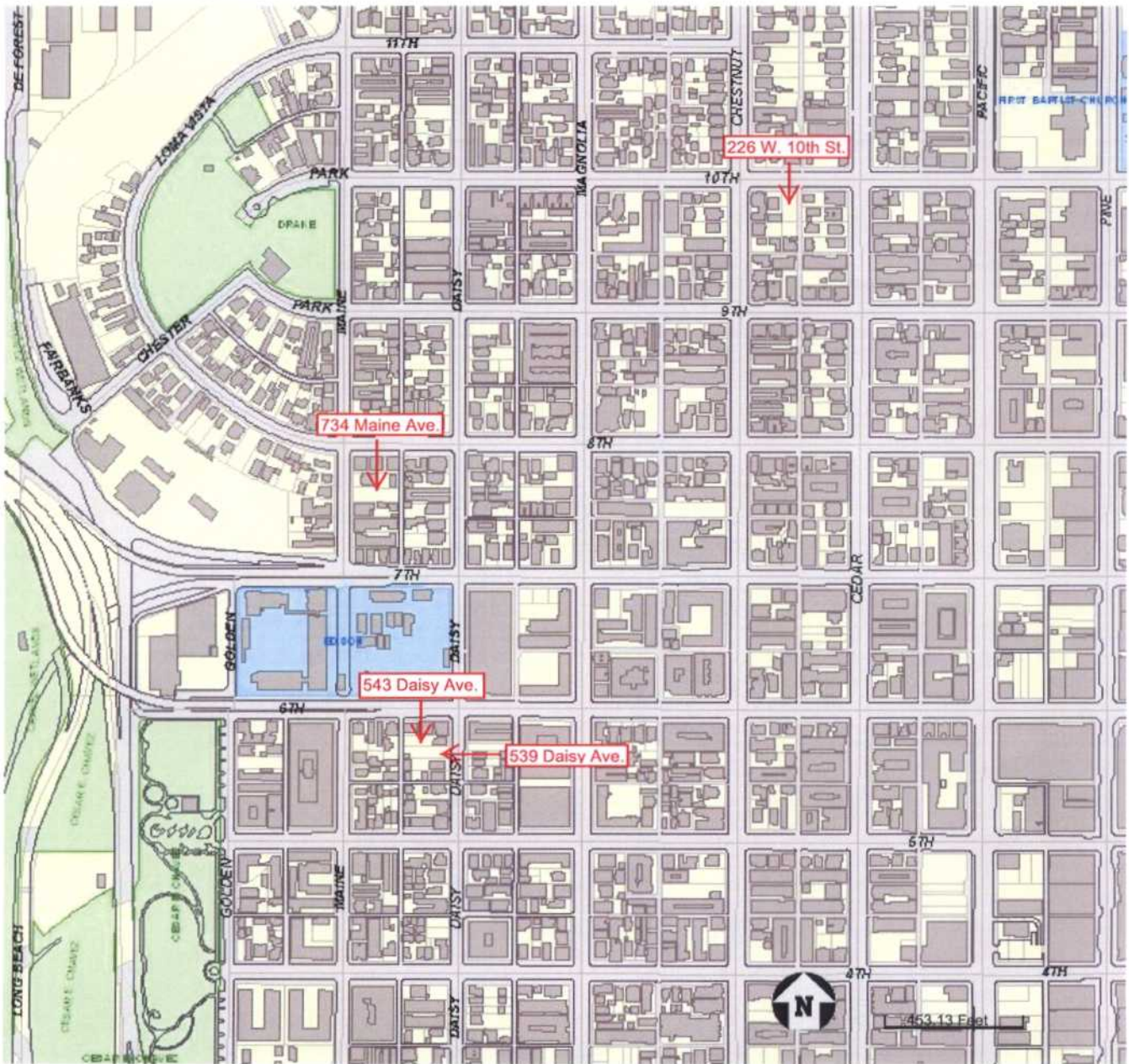
226 West Tenth Street



734 Maine Ave



Willmore Historic Homes



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