



LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

August 6, 2007

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute Purchase and Sale Agreements and all other related documents to complete the acquisition of three properties: 1413-1419 Chestnut Avenue, 1421-1427 Chestnut Avenue, and 1431 Chestnut Avenue for the expansion of Seaside Park at a total cost of \$3,055,650, and to execute the transfer of fee title of these parcels to the City of Long Beach. (Central – District 1)

DISCUSSION

In July 2007, the Long Beach Redevelopment Agency (Agency) and the Long Beach City Council (City Council) entered into a loan agreement whereby the City loaned the Agency the proceeds from the 2006 Open Space Revenue Bonds (Open Space Loan Agreement). The proceeds are to be expended for the expansion and development of parks and open space in underserved communities. As part of the bond issue, several potential park projects were identified, including the expansion of Seaside Park. The expansion of Seaside Park will be accomplished through the acquisition of three properties located at 14th Street and Chestnut Avenue.

Acquisition of the three subject properties would allow for the expansion of Seaside Park as part of a multi-phase plan to create a neighborhood park in the Washington School Neighborhood. This neighborhood is a focus area for both the Central Redevelopment Project and the Housing Action Plan. Development of the expansion area is anticipated to include a neighborhood picnic area and additional passive open space. Additionally, the park would be opened along Cowles Street to provide better surveillance of the park and contribute to a safer community.

The property owners of 1413-1419 Chestnut Avenue (Assessor Parcel Number [APN] 7269-040-042) have agreed to sell their property for \$840,000, which was determined to be the fair market value of the property by an independent appraisal. An additional amount up to \$118,950 will be expended for relocation, demolition, escrow and closing fees.

REDEVELOPMENT AGENCY BOARD MEMBERS

August 6, 2007

Page 2

The property owners of 1421-27 Chestnut Avenue (APN 7269-040-041) have agreed to sell their property for \$735,000, which has been determined to be the fair market value by an independent appraisal. Including relocation, demolition, escrow and closing fees, the total cost shall not exceed \$928,100.

The property owners of 1431 Chestnut Avenue (APN 7269-040-040) have agreed to sell their property for \$1,045,000, which is five percent above the fair market value of the property, \$995,000, as determined by an independent appraisal. Up to \$123,600 will also be expended for relocation, demolition, escrow and closing fees.

The City Council has approved the purchase of these properties and the property owners are currently in escrow with the City. With the approval of the Open Space Loan Agreement, the appropriations for these properties are currently with the Agency. To expedite acquisition of the Seaside Park expansion properties, staff is recommending that the Agency act on the City's behalf, as the City's agent, to purchase these properties.

Agency staff and the City's Parks, Recreation and Marine Department (Parks Department) will be working cooperatively to develop the Seaside Park Expansion; however, it will be the responsibility of the Parks Department to operate and maintain the park. Given that the park will be the primary responsibility of the Parks Department, it is appropriate to transfer the fee title of 1413-1419 Chestnut Avenue, 1421-1427 Chestnut Avenue, and 1431 Chestnut Avenue to the City of Long Beach. Once the transfer is complete, the City will take the appropriate steps to dedicate the parcels as permanent parkland.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CAB:LAF:laf

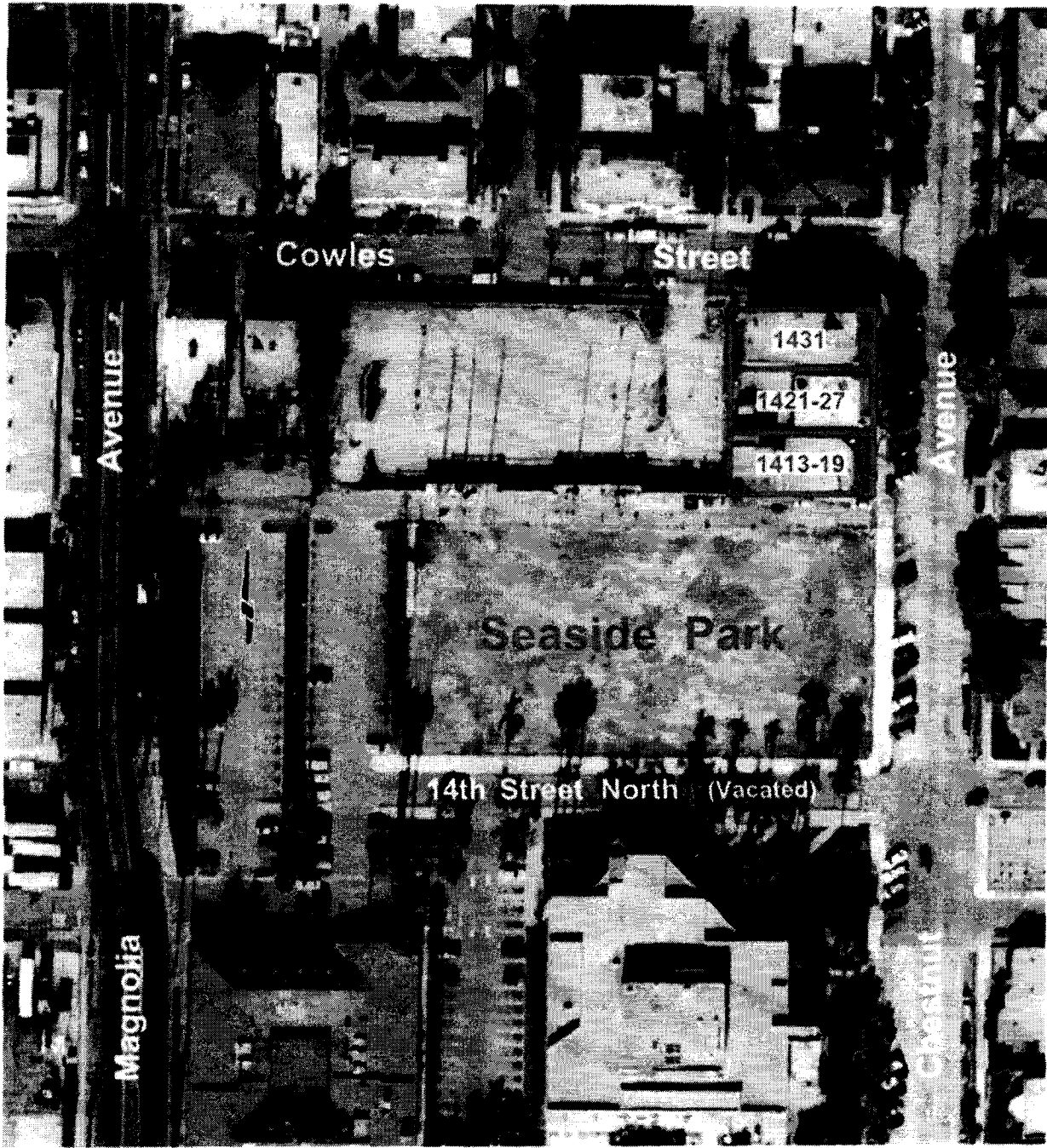
APPROVED:



ANTHONY W. BATTS
CITY MANAGER

Attachment: Exhibit A – Site Map

**Exhibit "A"
Subject Properties**



**CITY OF LONG BEACH - CALIFORNIA
DEPARTMENT OF PUBLIC WORKS, ENGINEERING BUREAU**

**Property Aquisition adjacent to
Seaside Park**

South of Cowles Street between Magnolia Ave and Chestnut Ave