



OVERSIGHT BOARD

OF THE CITY OF LONG BEACH AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 Phone: 562.570.6615 Fax: 562.570.6215

September 23, 2015

OVERSIGHT BOARD MEMBERS

RECOMMENDATION:

Adopt a Resolution approving the decision of the Successor Agency to amend the Revised Long Range Property Management Plan and submit the amendment to the State of California Department of Finance for approval.

DISCUSSION

The Successor Agency and the Oversight Board, on June 23 and July 6, 2015, respectively, approved the renewal of a parking license agreement between the Successor Agency and Michael Ryan Peterson and Lisa Marie Peterson for eight parking spaces at the 4th Street Lofts (southwest corner of Alamitos Avenue and Fourth Street). The eight parking spaces were the result of an exclusive easement negotiated as part of a Disposition and Development Agreement between the former Redevelopment Agency of the City of Long Beach (former RDA) and the developer of the 4th Street Lofts. Ongoing maintenance of the parking spaces is the obligation of the 4th Street Lofts. The easement and the maintenance obligation continue in perpetuity.

On August 21, 2015, the Department of Finance (DOF) provided the Successor Agency with its determination regarding the proposed renewal of the parking license agreement. The DOF denied the renewal on the basis that the Successor Agency would be entering into a new enforceable obligation contrary to Section 34177.3 of the Health and Safety Code, and that the action was not within the spirit of Section 34177(h) of the Health and Safety Code to expeditiously wind down the affairs of the former RDA. The DOF further cited Section 34191.4(a) of the Health and Safety Code, indicating that the Successor Agency's easement for the eight parking spaces should have been included in the Long Range Property Management Plan (LRPMP).

The proposed amendment to the LRPMP classifies the easement for the eight parking spaces as a Government Use (Exhibit A) and transfers that easement to the City of Long Beach, as requested by DOF staff. Following the transfer, the City of Long Beach will have the right to lease or otherwise use those eight parking spaces as it determines.

This matter will be considered by the Successor Agency to the Redevelopment Agency of the City of Long Beach on September 22, 2015.

OVERSIGHT BOARD MEMBERS

September 23, 2015

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Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES



PATRICK H. WEST
CITY MANAGER

PHW:AJB:LAF

R:\1_Successor Agency\OVERSIGHT BOARD\STAFF REPORTS Oversight Board\2015\September 23\DRAFT ROPS 15-16B and Admin Budget.doc

Attachment: Resolution
Exhibit A – Central Redevelopment Project Area – Addition to Property Inventory Spreadsheet

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RESOLUTION NO. _____

A RESOLUTION OF THE OVERSIGHT BOARD OF THE CITY OF LONG BEACH AS THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH APPROVING THE REVISIONS TO THE LONG RANGE PROPERTY MANAGEMENT PLAN AND AUTHORIZING ITS SUBMITTAL TO THE STATE OF CALIFORNIA DEPARTMENT OF FINANCE FOR APPROVAL

WHEREAS, Chapter 9 of AB 1484 provides that within six months following issuance of a Finding of Completion to a Successor Agency, that Successor Agency shall submit, subject to approval of its Oversight Board, a Long Range Property Management Plan ("Plan") to the State of California Department of Finance ("DOF"); and

WHEREAS, the purpose of the Plan is to address the disposition and use of real property of the former Long Beach Redevelopment Agency; and

WHEREAS, on June 23, 2015, the Successor Agency to the Redevelopment Agency of the City of Long Beach ("Successor Agency") approved the renewal of a parking license agreement with Michael Ryan Peterson and Lisa Marie Peterson for eight parking spaces at the 4th Street Lofts ("Parking License Agreement"); and

WHEREAS, on July 6, 2015, the Oversight Board of the City of Long Beach as the Successor Agency to the Redevelopment Agency of the City of Long Beach ("Oversight Board") also approved the Parking License Agreement; and

WHEREAS, on August 21, 2015, the DOF denied the renewal of the Parking License Agreement; and

WHEREAS, the proposed amendment to the Plan classifies the easement

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1 for the eight parking spaces as a Government Use and transfers that easement to the
2 City of Long Beach; and

3 WHEREAS, this matter was approved by the Successor Agency on
4 September 22, 2015;

5 NOW, THEREFORE, the Oversight Board of the City of Long Beach as the
6 Successor Agency to the Redevelopment Agency of the City of Long Beach resolves as
7 follows:

8 Section 1. Approve the Revised Long Range Property Management Plan
9 and authorize its submittal to the State of California Department of Finance for approval.

10 Section 2. This resolution shall take effect immediately upon its adoption
11 by the Oversight Board, and the City Clerk shall certify the vote adopting this resolution.

12 PASSED, APPROVED, and ADOPTED at a meeting of the Oversight Board
13 of the City of Long Beach as the Successor Agency to the Redevelopment Agency of the
14 City of Long Beach held this 23rd day of September, 2015 by the following vote:

15
16 Ayes: _____

17 _____

18 _____

19 Noes: _____

20 _____

21 _____

22 Absent: _____

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25 _____
Chairperson, Oversight Board

26 APPROVED:

27

28 _____
Secretary, Oversight Board

CENTRAL REDEVELOPMENT PROJECT AREA
 ADDITION TO PROPERTY INVENTORY SPREADSHEET

Property Type	HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)		Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	SALE OF PROPERTY		Purpose for which property was acquired	Council District	Address	APN	Lot Size	Current Zoning	Estimate of Current Parcel Value	HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
		Permissable Use	Permissable Use Detail					Acquisition Date	Value at Time of Purchase								Estimated Current Value	Proposed Sale Value	Proposed Sale Date	HSC 34191.5 (c)(1)(E)	Estimate of Income/ Revenue	Contractual requirements for use of income/revenue	
		GOVERNMENT USE																					
		Long Beach Poly High School Gateway																					
		Parking Easement	GU	6/20/2002	N/A	N/A	N/A	N/A	N/A	Parking	1	834 East 4th Street	7281-012-095	1,300 sf	PD-30	N/A	\$8,640/year	None	Unknown	N/A	High	OPA	

Legend for Permissable Use:
 GU=Gov. Use
 EO=Enf. Obligation
 FD= Future Dev.
 SP=Sale of Property