



Building A Better Long Beach

Item 1

March 17, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the acquisition of 620 San Francisco Avenue for the Drake/Chavez Greenbelt Project, and to execute the transfer of fee title of the property to the City of Long Beach. (Central – District 1)

DISCUSSION

In July 2007, the Long Beach Redevelopment Agency (Agency) and the City of Long Beach City Council (City) 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 Drake/Chavez Greenbelt Project (Project). To allow for the development of the Project, the acquisition of 620 San Francisco Avenue is required (Property) (Exhibit A).

Acquisition of the Property would complete the land assembly for the Drake/Chavez Greenbelt Project in the underserved Central Long Beach Redevelopment Project Area. The greenbelt will connect Cesar E. Chavez and Drake Parks through the development of wetlands and passive and active open space (Exhibit B).

The property owner has agreed to sell the Property for \$2,397,500, which is nine percent above the fair market value as determined by an independent appraisal. An additional amount of \$506,348 will be expended for goodwill, relocation, escrow and closing fees and further environmental investigation and/or remediation. The total acquisition cost is \$2,903,848, which is to be paid for utilizing both Agency and City

THE CITY OF LONG BEACH REDEVELOPMENT AGENCY

333 West Ocean Blvd., Long Beach, CA 90802 T: 562.570.6615 F: 562.570.6215 rda.longbeach.gov

REDEVELOPMENT AGENCY BOARD MEMBERS

March 17, 2008

Page 2

appropriations. The City Council will consider the purchase of the Property at their meeting on April 1, 2008. The table below indicates the proportionate share of the acquisition cost.

Redevelopment Agency Appropriation: \$1,121,673

City of Long Beach Appropriation: \$1,782,175

Total Acquisition Cost: \$2,903,848

To expedite the acquisition of the Property, staff is recommending that the Agency act on the City's behalf, as the City's agent, to purchase the Property. Agency staff and the City's Parks, Recreation and Marine Department (Parks Department) will be working cooperatively to develop the Project; however, it will be the responsibility of the Parks Department to operate and maintain the greenbelt. Given that the greenbelt will be the primary responsibility of the Parks Department, it is appropriate to transfer the fee title of the Property to the City. Once the transfer is complete, the City will take the appropriate steps to dedicate the Property as permanent parkland.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,

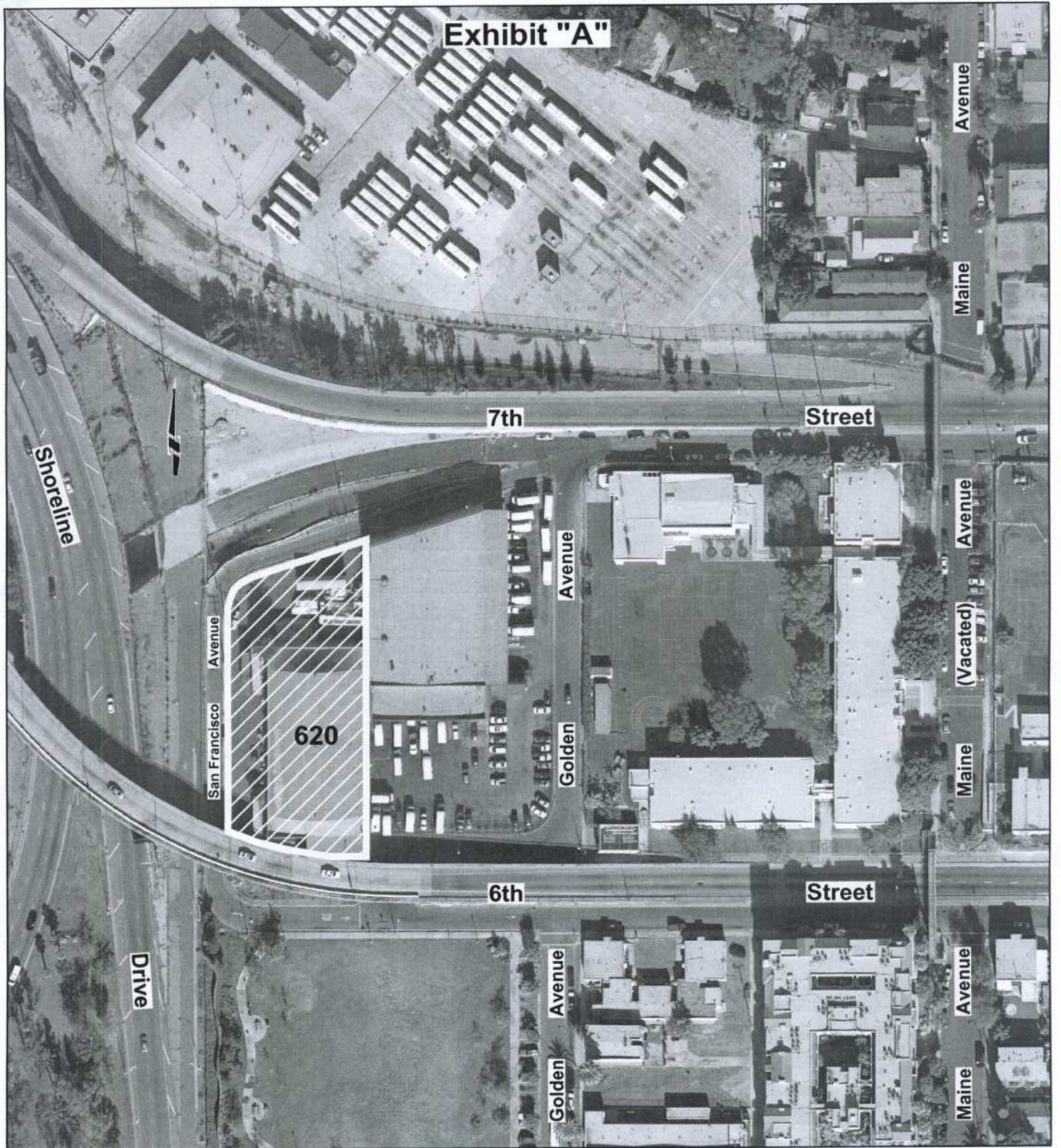


CRAIG BECK
EXECUTIVE DIRECTOR

CB:DSW:MFT:mft

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

Exhibit "A"



s.smith/public works/engineering - 2/22/08

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

Vicinity Map for
Subject Property: 620 San Francisco Avenue

apn: 7271-024-001 and -002

Exhibit "B" - Project Map

