



# Building A Better Long Beach

June 21, 2010

## REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach  
California

### RECOMMENDATION:

Approve and authorize the Executive Director to execute a new Memorandum of Understanding with the Long Beach Housing Development Company for the acquisition of 2175 Atlantic Avenue including closing costs. (Central – District 6)

### DISCUSSION

On May 6, 2003, a Memorandum of Understanding (MOU) between the Long Beach Housing Development Company (LBHDC) and the Redevelopment Agency (Agency) was executed allowing the Agency to acquire properties in the 2000 and 2100 blocks of Atlantic Avenue on behalf of the LBHDC, with LBHDC funds, and utilize its power of eminent domain, if necessary, to develop an affordable housing project.

By December 2005, all of the parcels had been acquired except for 2155 Atlantic Avenue, which is owned by the Filipino Baptist Church (Church). On March 27, 2006, the Agency elected not to pursue acquisition of the Church property. Since the 2155 Atlantic Avenue property separated 2175 Atlantic Avenue from the rest of the development site (Exhibit A – Site Map), both parcels were eliminated from LBHDC's proposed project site.

By itself, the property at 2175 Atlantic Avenue is not an adequate site for any meaningful housing project. Thus, LBHDC staff initiated discussions with Agency staff to consider developing an MOU that outlines the Agency acquiring the property back from the LBHDC and using it for an appropriate redevelopment purpose.

The parcel was appraised in November 2009, and its market value was determined to be \$270,000. Due to limited cash flow in the Central Long Beach Redevelopment Project Area, Agency staff is recommending to pay \$50,000 for the parcel on October 1, 2010, and the remaining \$220,000 on October 1, 2011, subject to approval of both the LBHDC and Agency Boards.

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This item was discussed at the LBHDC Executive Review Committee meeting on May 5, 2010, and at the Central Project Area Committee meeting on June 3, 2010. Both committees recommend that the Agency approve the recommended action.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Amy J. Bodek", written over a horizontal line.

AMY J. BODEK  
EXECUTIVE DIRECTOR

AJB:SR:snb

Attachment: Exhibit A – Site Map

EXHIBIT A



2175 Atlantic Ave.

