

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

January 24, 2017

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
OF THE CITY OF LONG BEACH
City of Long Beach
California

RECOMMENDATION:

Declare the property located at 2136-2144 West 16th Street, Assessor Parcel Numbers 7429-021-902, -903 and -904 (Subject Property) as surplus; authorize the City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Howard CDM, a California corporation, and/or assignee(s) (Buyer), for the sale of the Subject Property in the amount of \$390,360; and accept Categorical Exemption CE 16-136. (District 1)

DISCUSSION

The City of Long Beach, as Successor Agency to the Redevelopment Agency of the City of Long Beach (Successor Agency), currently owns the property located at 2136-2144 West 16th Street (Subject Property) (Exhibit A). The Subject Property is approximately 13,012 square feet and is currently unimproved. The Subject Property is included in the Successor Agency's Long Range Property Management Plan, which was approved by the State of California Department of Finance on March 10, 2015, and amended on June 24, 2015 (Revised Plan). The Subject Property has been categorized with a permissible use of "Sale of Property" allowing for the Subject Property to be sold and proceeds distributed as property tax to the local taxing agencies.

Upon approval of the Revised Plan, the Subject Property was marketed by Lee & Associates, who worked with the Buyer to present the Successor Agency with an offer to purchase the property for \$390,360, which is within the range of market value as determined by a broker opinion of value. The sale of the Subject Property is consistent with the Revised Plan and dissolution law.

In compliance with Government Code Section 54220 et seq (Chapter 621, Statutes of 1968), on June 1 and December 8, 2015, staff notified the State of California (State) and requesting parties that the Successor Agency was declaring all Future Development and Sale of Property parcels as surplus. Further, on September 28, 2016, staff notified qualified housing sponsors of the proposed sale as required by Government Code Section 54222(a). Finally, in accordance with past practice, a memorandum was circulated to all City Departments to determine their interest in, or objection to, declaring any parcel surplus. To date, neither the State, requesting parties, qualified housing sponsors, nor any City Department has expressed an interest in, or objection to, the sale of the Subject Property. A Categorical Exemption, CE 16-136 (Exhibit B), was completed related to the proposed transaction on May 25, 2016.

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This matter was reviewed by Deputy City Attorney Richard F. Anthony on December 12, 2016 and by Budget Management Officer Rhutu Amin Gharib on December 28, 2016.

TIMING CONSIDERATIONS

Successor Agency action is requested on January 24, 2017, so the sale of 2136-2144 West 16th Street may be considered by the Oversight Board on January 25, 2017.

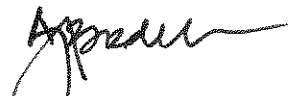
FISCAL IMPACT

Sale proceeds of \$390,360, less escrow and closing fees, commission, and recovery of administrative costs, will be remitted to the Los Angeles County Auditor-Controller (County) for distribution to the affected taxing agencies. The net proceeds available for remittance is estimated to be \$335,710. The County will distribute the net proceeds to the affected taxing agencies based on their share of the 1 percent tax rate. The City's share is approximately 21 percent, resulting in roughly \$70,500. Consistent with City Council policy direction, 75 percent of the City's proceeds shall be retained for non-recurring economic programs in the former West Long Beach Industrial Redevelopment Project Area, and 25 percent shall be retained for non-recurring economic programs with a Citywide impact.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK, AICP

DIRECTOR OF DEVELOPMENT SERVICES

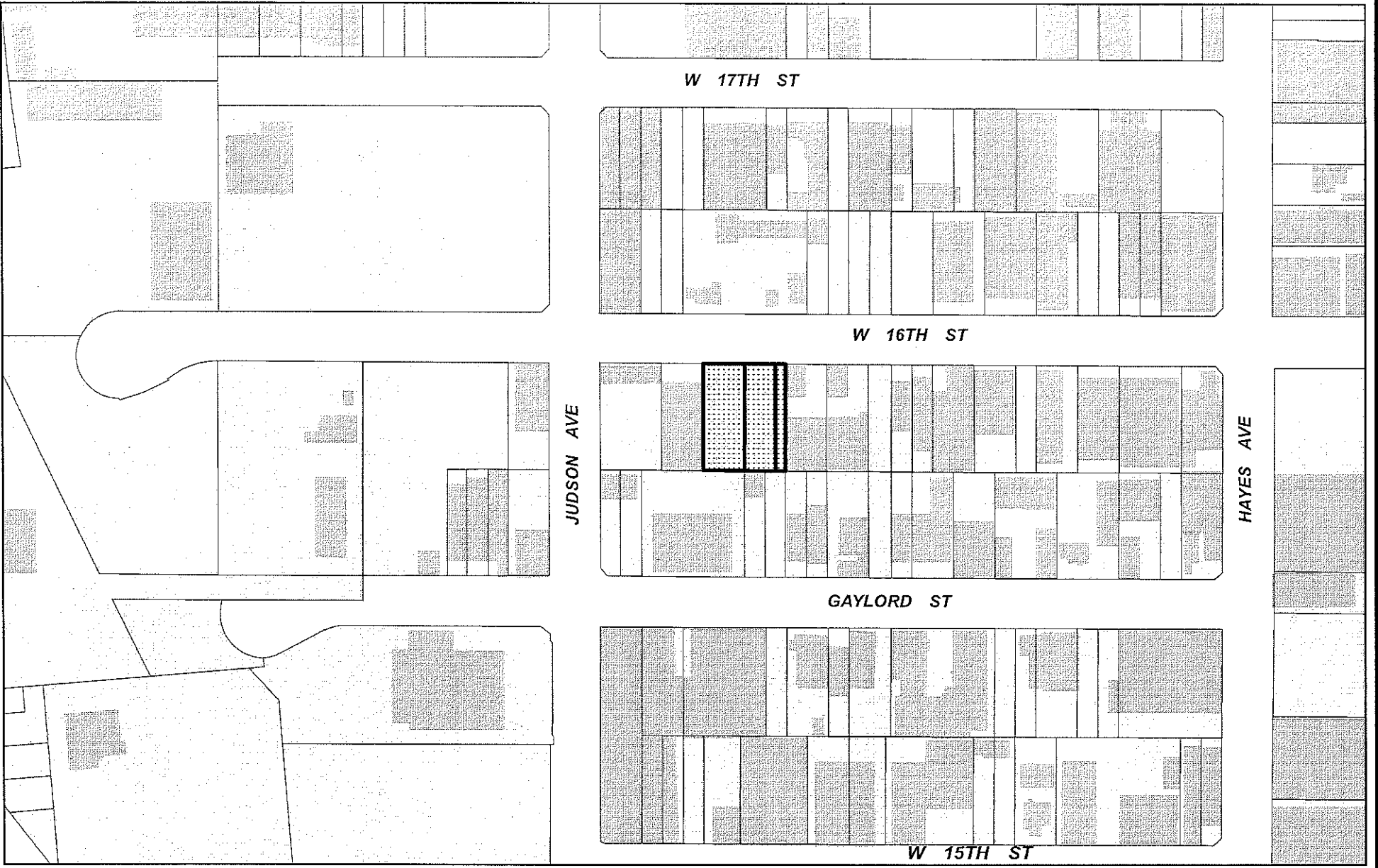


PATRICK H. WEST
CITY MANAGER

PHW:AJB:LAF:mft

Z:\1_Successor Agency\SUCCESSOR AGENCY STAFF REPORTS\2017\Jan 24\012417 Sale 2136-2144 W 16th St v2.doc

Attachments: Exhibit A – Subject Property
Exhibit B – Categorical Exemption CE 16-136



Subject Property:
 2136-2144 W 16th St
 AIN: 7429-021-902, 903, 904
 Council District : 1

Exhibit A

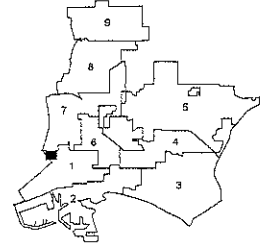
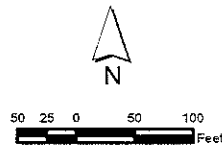




EXHIBIT B

NOTICE of EXEMPTION from CEQA

DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.longbeach.gov

TO: [] Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

[] L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Project Title: CE-16-136

Project Location/Address: 2136-2144 West 16th Street, APNs 7429-021-902, -903 and -904

Project Activity/Description: Transfer of approximately 13,012 square feet of surplus property owned by the City of Long Beach, as Successor Agency to the Redevelopment Agency of the City of Long Beach, located at 2136-2144 West 16th Street, APNs 7429-021-902, -903, and -904

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: The City of Long Beach

Mailing Address: 333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802

Phone Number: 562-570-6846

Applicant Signature: Mary Francis

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: Planner's Initials:

Required Permits:

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15312, Class 12, Surplus Government Property Sales

Statement of support for this finding: This ownership transfer meets the requirements to qualify for a Class 12 exemption.

Contact Person: Craig Chalfant

Contact Phone: 562-570-6368

Signature: [Handwritten Signature]

Date: 5/25/16