

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 26, 2016

OVERSIGHT BOARD MEMBERS

RECOMMENDATION:

Adopt a Resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to approve an Amendment to the Revised Long Range Property Management Plan to change the permissible use of the property at 2175 Atlantic Avenue from Future Development to Government Use.

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 2175 Atlantic Avenue (Subject Property) (Exhibit A). The Subject Property is approximately 13,990 square feet and is currently unimproved. Formerly owned by the Redevelopment Agency of the City of Long Beach, 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 (DOF) on March 10, 2015 and amended on June 24, 2015 (Revised Plan). The Subject Property has been categorized with a permissible use of "Future Development," allowing for the disposition of the Subject Property through a Request for Proposals (RFP) process for development consistent with the vision and intent of the Central Long Beach Redevelopment Project Area and its guiding documents. As further required in the Revised Plan, the Subject Property has been conveyed to the City and is now a City-owned asset.

Consistent with the practice to notify the public of the availability of a Future Development property, an RFP to purchase the Subject Property was advertised in the Long Beach Press-Telegram on February 18, 2016, and 6,924 potential proposers specializing in purchase and development opportunities were notified of the RFP opportunity. Of those proposers, 78 downloaded the RFP via the City's electronic bid system. The Purchasing Division notified 733 Long Beach vendors to submit proposals, of which three downloaded the RFP and none submitted a proposal. The RFP document was made available from the Purchasing Division, located on the seventh floor of City Hall, and the Division's website at: www.longbeach.gov/purchasing. An RFP announcement was also included in the Purchasing Division's weekly update of Open Bid Opportunities, which is sent to 22 local, minority and women-owned business groups. One proposal was received on April 26,

OVERSIGHT BOARD MEMBERS

September 26, 2016

Page 2 of 2

2016.

A panel consisting of representatives from the Development Services and Economic and Property Development Departments, and an outside real estate economics consultant reviewed the one submittal. The panel determined that given the size of the Subject Property and lack of interest, the Subject Property would better serve the residents of Long Beach if retained for public use rather than private development. The Subject Property's adjacency to Burnett Library, as well as its location within an area that is deficient in open space, creates an opportunity to both address excess parking demand for the Burnett Library and provide needed open space for the local community. In order to do so, the Subject Property would need to be reclassified as Government Use.

To further the goal of providing enhanced community benefits, staff requests that the Successor Agency authorize an Amendment to the Revised Plan to change the permissible use of the Subject Property to Government Use.

This matter was approved by the Successor Agency to the Redevelopment Agency of the City of Long Beach on July 19, 2016.

Respectfully submitted,



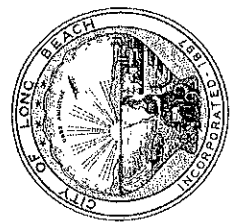
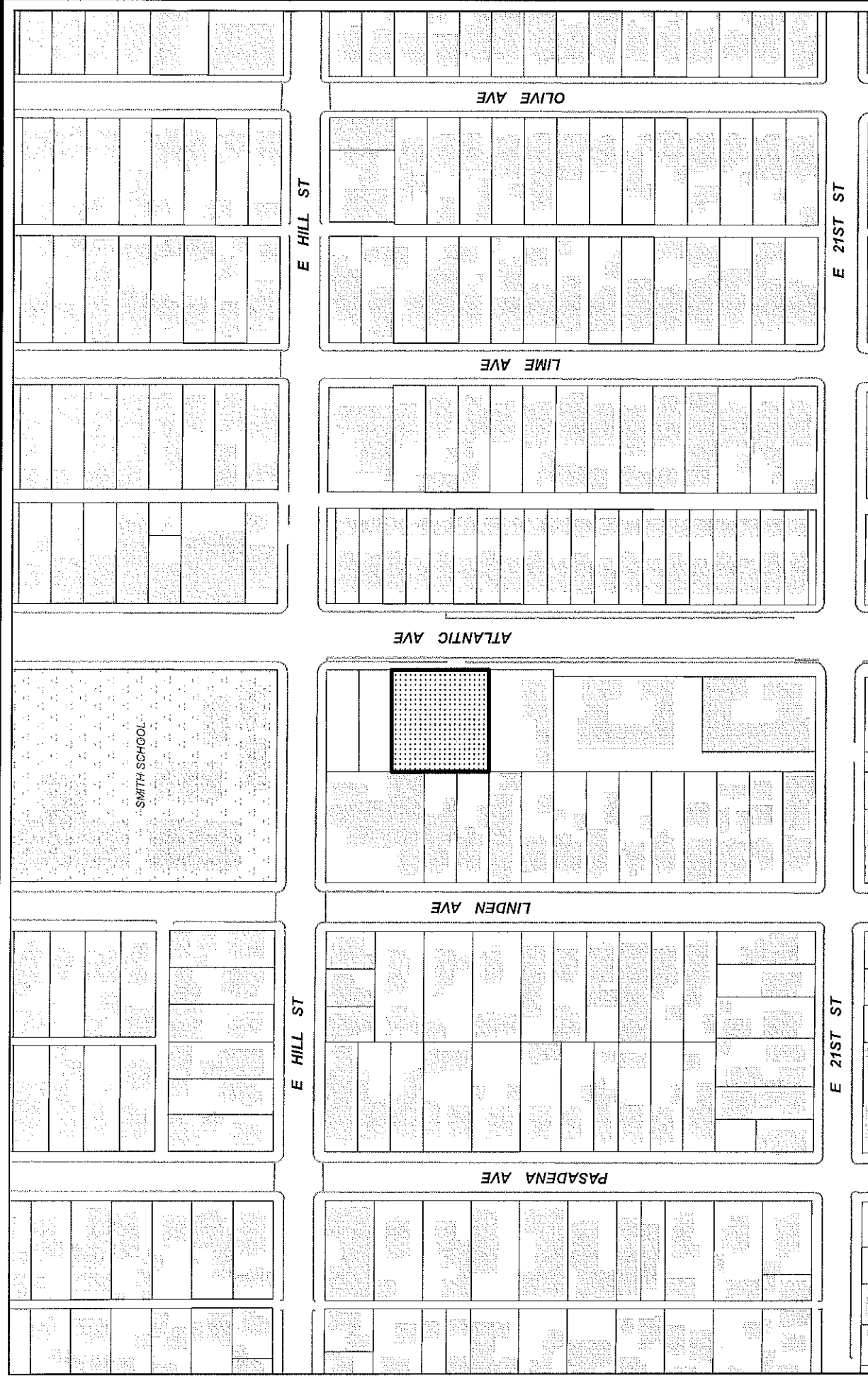
AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES


PATRICK H. WEST
CITY MANAGER

PHW:AJB:MFT

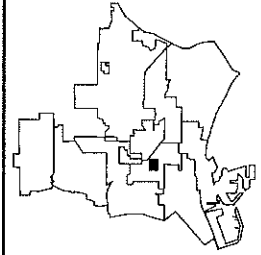
Z:\1_Successor Agency\OVERSIGHT BOARD\STAFF REPORTS Oversight Board\2016\September 26 - Special Meeting\2175 Atlantic Ave-OB092616 v1.doc

Attachments: Resolution
Exhibit A - Subject Property



Subject Property:
2175 Atlantic Ave
AIN: 7208-030-906 through 921 & 925, 926 & 927
Council District : 6

Exhibit A



1 RESOLUTION NO. _____

2
3 A RESOLUTION OF THE OVERSIGHT BOARD OF
4 THE CITY OF LONG BEACH AS THE SUCCESSOR AGENCY
5 TO THE REDEVELOPMENT AGENCY OF THE CITY OF
6 LONG BEACH APPROVING THE SUCCESSOR AGENCY'S
7 ACTION TO RECLASSIFY THE PERMISSIBLE USE OF THE
8 PROPERTY LOCATED AT 2175 ATLANTIC AVENUE, FROM
9 FUTURE DEVELOPMENT TO GOVERNMENT USE
10

11 WHEREAS, the City of Long Beach, as Successor Agency to the
12 Redevelopment Agency of the City of Long Beach ("Successor Agency") currently owns
13 the property located at 2175 Atlantic Avenue ("Subject Property"); and

14 WHEREAS, the Subject Property is included in the Successor Agency's Long
15 Range Property Management Plan ("LRPMP"), which was approved by the State of
16 California Department of Finance on March 10, 2015 and amended on June 24, 2015
17 ("Revised Plan"), that categorized the permissible use of the Subject Property as "Future
18 Development"; and

19 WHEREAS, it was determined that given the size of the Subject Property and
20 lack of interest by the public, the Subject Property would better serve the residents of Long
21 Beach if retained for public use rather than private development; and

22 WHEREAS, the Subject Property's adjacency to the Burnett Library, as well
23 as its location within an area that is deficient in open space, creates an opportunity to both
24 address excess parking demand for the Burnett Library and provide needed open space
25 for the local community; and

26 WHEREAS, this matter was approved by the Successor Agency to the
27 Redevelopment Agency of the City of Long Beach on July 19, 2016;

28 NOW, THEREFORE, the Oversight Board of the City of Long Beach as the

1 Successor Agency to the Redevelopment Agency of the City of Long Beach resolves as
2 follows:

3 Section 1. Approve the decision of the Successor Agency to the
4 Redevelopment Agency of the City of Long Beach to reclassify the permissible use under
5 the LRPMP of the property located at 2175 Atlantic Avenue, from Future Use to
6 Government Use.

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

9 PASSED, APPROVED, and ADOPTED at a meeting of the Oversight Board
10 of the City of Long Beach as the Successor Agency to the Redevelopment Agency of the
11 City of Long Beach held this ____ day of _____, 2016 by the following vote:

12 Ayes:

15 Noes:

18 Absent:

Chairperson, Oversight Board

20 APPROVED:

21 _____
22 Secretary, Oversight Board
23
24
25
26
27
28