

OFFICE OF THE CITY ATTORNEY  
ROBERT E. SHANNON, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

RESOLUTION NO. RES-11-0061

1  
2  
3 A RESOLUTION OF THE CITY COUNCIL OF THE  
4 CITY OF LONG BEACH APPROVING THE PROPOSED  
5 DISPOSITION AND DEVELOPMENT AGREEMENT  
6 BETWEEN THE LONG BEACH HOUSING DEVELOPMENT  
7 COMPANY, AND JHC ACQUISITIONS, LLC; FINDING THAT  
8 THE CONSIDERATION FOR THE SALE OF CERTAIN REAL  
9 PROPERTY IN THE CENTRAL LONG BEACH  
10 REDEVELOPMENT PROJECT AREA IS NOT LESS THAN  
11 FAIR MARKET VALUE IN ACCORDANCE WITH  
12 COVENANTS AND CONDITIONS GOVERNING SUCH  
13 SALE; AND APPROVING THE SALE OF THE PROPERTY  
14 AND THE DISPOSITION AND DEVELOPMENT  
15 AGREEMENT  
16

17 WHEREAS, the Long Beach Housing Development Company (the  
18 "Company"), is engaged in activities necessary to execute and implement the  
19 Redevelopment Plan for the Central Long Beach Redevelopment Project Area (the  
20 "Project"); and

21 WHEREAS, in order to implement the Redevelopment Plan, the Company  
22 proposes to sell certain real property (the "Property") in the Project pursuant to the terms  
23 and provisions of the Disposition and Development Agreement and which Property is  
24 described in Exhibit "A" which is attached and incorporated by reference; and

25 WHEREAS, JHC ACQUISITIONS, LLC (the "Developer") has submitted to  
26 the Company a written offer in the form of a Disposition and Development Agreement to  
27 purchase the Property for not less than fair market value for uses in accordance with the  
28 Redevelopment Plan and the covenants and conditions of the Disposition and

1 Development Agreement; and

2 WHEREAS, the proposed Disposition and Development Agreement  
3 contains all the provisions, terms and conditions and obligations required by Federal,  
4 State and local law; and

5 WHEREAS, Developer possesses the qualifications and financial resources  
6 necessary to acquire and insure development of the Property in accordance with the  
7 purposes and objectives of the Redevelopment Plan; and

8 WHEREAS, the Company has prepared a summary setting forth the cost of  
9 the Disposition and Development Agreement to the Company, the estimated value of the  
10 interest to be conveyed, determined at the highest uses permitted under the  
11 Redevelopment Plan and the purchase price and has made the summary available for  
12 public inspection in accordance with the California Redevelopment Law; and

13 WHEREAS, the Company has determined that the development of the  
14 Property is categorically exempt under the California Environmental Quality Act; and

15 WHEREAS, pursuant to the provisions of the California Community  
16 Redevelopment Law, the City Council of the City of Long Beach held a public hearing on  
17 the proposed sale of the Property and the proposed Disposition and Development  
18 Agreement after publication of notice as required by law; and

19 WHEREAS, the City Council has duly considered all terms and conditions  
20 of the proposed sale and believes that the redevelopment of the Property pursuant to the  
21 proposed Disposition and Development Agreement is in the best interests of the City and  
22 the health, safety, morals and welfare of its residents and in accord with the public  
23 purposes and provisions of applicable Federal, State and local law;

24 NOW, THEREFORE, the City Council of the City of Long Beach resolves as  
25 follows:

26 Section 1. The City Council finds and determines that the consideration  
27 for sale of the Property pursuant to the Disposition and Development Agreement is not  
28 less than fair market value in accordance with covenants and conditions governing the

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1 sale, and the Council further finds and determines that the consideration for the sale of  
2 the Property, determined at the highest and best use under the Redevelopment Plan, is  
3 necessary to effectuate the purposes of the Redevelopment Plan for the Project.

4 Section 2. The sale of the Property by the Company to Developer and  
5 the Disposition and Development Agreement which establish the terms and conditions for  
6 the sale and development of the Property are approved.

7 Section 3. The sale and development of the Property shall eliminate  
8 blight within the Project Area and is consistent with the implementation plan for the  
9 Project adopted pursuant to Health and Safety Code Section 33490.


10 Section 4. This resolution shall take effect immediately upon its adoption  
11 by the City Council, and the City Clerk shall certify to the vote adopting this resolution.

12 I hereby certify that the foregoing resolution was adopted by the City  
13 Council of the City of Long Beach at its meeting of June 7, 2011 by the  
14 following vote:

15  
16 Ayes: Councilmembers: Lowenthal, DeLong, O'Donnell, Schipske,  
17 Andrews, Johnson, Gabelich, Neal.

18  
19  
20 Noes: Councilmembers: None.

21  
22 Absent: Councilmembers: Garcia.

23  
24  
25  
26   
27 City Clerk  
28

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Real property in the City of Long Beach, County of LOS ANGELES, State of California, described as follows:

LOTS 24, 26 AND 28 IN BLOCK "A", OF THE CLAGUE TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 6, PAGE(S) 73, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7209-020-025, 7209-020-900 and 7209-020-028

END OF LEGAL DESCRIPTION