



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

July 6, 2015

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 declare the property located at 1900 Atlantic Avenue, Assessor Parcel Numbers 7210-009-902 and -905 (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 Mkott Pich, LLC, a California limited liability company (Buyer), for the sale of the Subject Property in the amount of \$1,800,000; and accept Categorical Exemption CE 15-065.

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 1900 Atlantic Avenue (Subject Property) (Exhibit A). The Subject Property is approximately 30,000 square feet improved with a two-story, 12,000-square-foot building and 48 parking spaces. The first floor is leased to Union Bank through November 30, 2018, with one option to extend for a period of five years. The second floor is leased on a month-to-month tenancy to the Asian American Drug Abuse Program and Centro Cha, a California non-profit group whose mission is to enrich the lives of low-income, underserved Latino/a youth, families and neighborhoods in the City of Long Beach. These leases would be assigned to any Buyer of the Subject Property. The Subject Property is included in the Successor Agency's Long Range Property Management Plan (LRPMP), which was approved by the State of California Department of Finance (DOF) on March 10, 2015. The Subject Property is 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.

Subsequent to the LRPMP's approval, the Subject Property was assigned to Coldwell Banker Commercial - Blair WestMac, who worked with the Buyer to present the Successor Agency with an offer to purchase the property for \$1,800,000, which is 3 percent less than fair market value as determined by an independent appraisal. The sale of the Subject Property is consistent with the LRPMP and dissolution activities and is well within the range of the appraisal to be considered a fair offer.

OVERSIGHT BOARD MEMBERS

July 6, 2015

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In compliance with Government Code Section 54220 (Chapter 621, Statutes of 1968), on June 1, 2015, staff notified the State of California (State) that the Successor Agency was declaring all Future Development and Sale of Property parcels as surplus. Further, 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 nor any City Department has expressed an interest or objection in the Subject Property. A Categorical Exemption, CE 15-065 (Exhibit B), was completed related to the proposed transaction on June 4, 2015.

This matter was approved by the Successor Agency on June 23, 2015.

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES



PATRICK H. WEST
CITY MANAGER

PHW:AJB:MFT:bp

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Attachments: Resolution
 Exhibit A - Site Map
 Exhibit B - Categorical Exemption CE 15-065

Exhibit A
1900 Atlantic Avenue



OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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RESOLUTION NO. _____

A RESOLUTION OF THE OVERSIGHT BOARD OF THE CITY OF LONG BEACH AS THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH APPROVING THE SUCCESSOR AGENCY'S ACTION TO DECLARE THE PROPERTY LOCATED AT 1900 ATLANTIC AVENUE, ASSESSOR PARCEL NUMBER 7210-009-902, AS SURPLUS AND AUTHORIZE THE CITY MANAGER TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY FOR THE SALE OF THE SUBJECT PROPERTY TO MKOTT PICH, LLC, OR AN AFFILIATED ENTITY

WHEREAS, 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 1900 Atlantic Avenue ("Subject Property"); and

WHEREAS, 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

WHEREAS, 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; and

WHEREAS, this matter was approved by the Successor Agency to the Redevelopment Agency of the City of Long Beach on June 23, 2015;

NOW, THEREFORE, the Oversight Board of the City of Long Beach as the Successor Agency to the Redevelopment Agency of the City of Long Beach resolves as follows:

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Lona Beach, CA 90802-4664

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Section 1. Approve the decision of the Successor Agency to the Redevelopment Agency of the City of Long Beach to declare the property located at 1900 Atlantic Avenue, Assessor Parcel Number 7210-009-902, as surplus and authorize the City Manager, or designee, to execute any and all documents necessary for the sale of the Subject Property to Mkott Pich, LLC, or an affiliated entity.

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

PASSED, APPROVED, and ADOPTED at a meeting of the Oversight Board of the City of Long Beach as the Successor Agency to the Redevelopment Agency of the City of Long Beach held this ____ day of _____, 2015 by the following vote:

Ayes: _____

Noes: _____

Absent: _____

Chairperson, Oversight Board

APPROVED:

Secretary, Oversight Board