



# LONG BEACH REDEVELOPMENT AGENCY

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March 27, 2006

## REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach  
California

### RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute an Exclusive Negotiating Agreement with the Archdiocese of Los Angeles for the acquisition of property at 425-433 East 20<sup>th</sup> Street and the development of a new church facility at the southeast corner of Willow Street and Pacific Avenue. (Central - District 6)

### DISCUSSION

The Archdiocese of Los Angeles (Archdiocese) approached staff with a proposal to develop a new 900-seat church on property it owns at the southeast corner of Willow Street and Pacific Avenue (Exhibit A – Site Map and Conceptual Elevation). The proposed site of the new church is adjacent to an elementary school owned and operated by the Archdiocese. The new church will replace the existing Holy Innocents Church located at 425-433 East 20<sup>th</sup> Street, which is adjacent to the newly constructed Officer Daryle W. Black Memorial Park (Park) (Exhibit B – Site Map).

In addition to developing the new church, the Archdiocese also expressed a desire to dispose of the existing church property to support the development of the new church. Based on the proximity of the property to the Park, staff examined the site for the potential expansion of the Park. In collaboration with the Department of Parks, Recreation and Marine, it was concluded that the acquisition and development of the property could allow for the expansion of the park, which is currently 7,500 square feet to well over 32,000 square feet. The park expansion would address the open space deficiency that currently exists in the neighborhood. A formal appraisal was conducted and an all-inclusive offer of \$2.5 million was agreed upon by the Archdiocese.

The Agency Board previously directed staff to initiate negotiations with the Archdiocese to acquire the property and facilitate the development of the new church. As a result of the negotiations, an Exclusive Negotiating Agreement (ENA) was prepared for execution.

*The mission of the Long Beach Redevelopment Agency is to enhance the quality of life by improving blighted areas of Long Beach, revitalizing neighborhoods, promoting economic development, creating jobs, providing affordable housing and encouraging citizen participation.*

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March 27, 2006

Page 2

The salient points of the Agreement is as follows:

Archdiocese Responsibilities

- The Archdiocese agrees to negotiate exclusively with the Redevelopment Agency (Agency) for a period of one hundred and eighty (180) days in order to enter into an Owner Participation Agreement.
- The Archdiocese will use the proceeds from the sale solely for the development of the new church estimated at a construction cost of \$5 million.
- The Archdiocese will pay all costs associated with Stage 4 and 5 design development and the construction of the new 900-seat church to be located at 190 West Willow Street.

Agency's Responsibilities

- The Agency agrees to negotiate exclusively with the Archdiocese for a period of one hundred and eighty (180) days in order to enter into an Owner Participation Agreement.
- The Agency will lease the existing church property back to the Archdiocese for a nominal amount during the construction of the new church.
- The Agency will support all costs associated with Stage 1 to 3 design development.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST  
EXECUTIVE DIRECTOR

APPROVED:



GERALD R. MILLER  
CITY MANAGER

PHW:BAK:DSW

Attachments: Exhibit A – Site Map and Conceptual Elevation – New Church  
Exhibit B – Site Map – Existing Church