

AGENDA ITEM 2
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Date: 10/01/2013 02:31PM

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Subject: Comments Successor Agency Agenda Item 2 - Long Range Property Management Plan

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Mr. Herrera, please include this e-mail in the record for the meeting today.

Honorable Members of the Successor Agency to the Redevelopment Agency of the City of Long Beach,

Staff has done outstanding work over the years in addressing the demands of redevelopment to the point that it presently exists. They must be commended in meeting State demands in compiling the Long Range Property Management Plan (The Plan) in such a short period of time. As you know, the importance of

this document cannot be understated.

In the community, the long term future, development and potential of the project areas themselves lies on in the balance. The progress and potential of literally decades of work rests squarely with the acceptance of the plan by the State and how this body and Oversight Board views the decades of the city's commitment to redevelopment and the project areas.

Given that:

- the project areas:
 - o did not begin to generate real tax increment for nearly 10 years of waiting and planning, and
 - o paid for city infrastructure improvements, and services that are the responsibility of the general fund,
- dedicated focus and financial investment in the Central and North project areas that the community and business was expecting after years of planning was just beginning,
- redevelopment resources were often not leveraged to the extent they could have been to stretch and better utilize them,
- the ongoing needs and demands upon limited tax increment from:
 - o the redevelopment agency - in terms of staffing and planning to do work throughout the city,
 - o the city in terms of budget constraints and service needs, and
 - o the magnitude of the infrastructure improvement backlog, redevelopment resources were not focused and dedicated in a manner to do the work that it was tasked to do, to the extent it should have been done, in the areas that needed it the most, and areas that were designed for that specific purpose.

Given this situation - if The Plan is approved by the State the neighborhoods and businesses in the project areas expect that we will see:

(1) A robust public and transparent dialog as the actual disposition of properties comes up, particularly when there are alternatives because of the long term impact these developments will have on neighborhoods. The public should be permitted to discuss the options with city staff and developers and be presented alternatives in neighborhood and community meetings.

(2) Proceeds must be used in the areas from whence they came. The funds only exist because of redevelopment which was cut short because of State and court action. There are still substantial and numerous redevelopment projects and efforts that are were planned, budgeted and expected beyond the development projects that will take place. The proceeds should be used to that end.

(3) A separate fund should be set up and designated by project area and used in the project area from whence they originated to support completing the

substantial long term commitment to these areas that was made by the city because redevelopment existed and our neighborhoods and businesses were placed in project areas purposefully to that end.

We anticipate your responsible deliberation in this matter, and a deep understanding of the magnitude of commitment redevelopment and planning has made for the project areas by numerous city councils, mayors, and city staff over the past several decades. The thoughtful allocation of these one time funds generated within these redevelopment project areas to do the job redevelopment is tasked to do is our expectation of the Successor Agency and the Oversight Board.

Respectfully,

Laurie C. Angel
former North PAC Chair and current chair of Uptown Partners, the successor organization to NorthPAC