



## MEMORANDUM

**DATE:** May 19, 2010  
**TO:** Board of Directors  
The Long Beach Housing Development Company  
**FROM:** Executive Review Committee  
**PREPARED BY:** Meggan Sorensen, Development Project Manager  
**SUBJECT:** Sale of 2175 Atlantic Ave. to the Redevelopment Agency (Council District 6)

### RECOMMENDATION

Approve the sale of 2175 Atlantic Ave. to the Redevelopment Agency and authorize the President or designee to sign any and all documents necessary to negotiate and execute the sale.

### BACKGROUND

On April 16, 2003, The Long Beach Housing Development Company (LBHDC) approved the acquisition of properties on the west side of Atlantic Ave. between 20<sup>th</sup> and Hill Streets for what is now the Coronado project site (see attached site map). At that time, it was anticipated that the future housing development site would include the entire 2000 block of Atlantic Ave. and all but the two northernmost parcels on the 2100 block which were and continue to be used for Burnett Library parking.

On May 6, 2003, a Memorandum of Agreement between the LBHDC and the Redevelopment Agency (RDA) was executed allowing RDA to acquire the properties on behalf of the LBHDC, with LBHDC funds, and utilize its power of eminent domain if necessary. By December 2005, all of the parcels had been acquired, except for the 2155 Atlantic Ave. property owned by the Filipino Baptist Church. On March 27, 2006, RDA elected not to pursue condemnation of the Church property. Since 2155 Atlantic Ave. separated 2175 Atlantic Ave. from the rest of the development site, both of these parcels were eliminated from the proposed project site.

By itself, the property at 2175 Atlantic Ave. is not an adequate site for any meaningful housing project. Thus, staff initiated discussions with RDA staff to consider acquiring the property and use it for an appropriate redevelopment purpose.

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The parcel was appraised in November 2009, and its market value was determined to be \$270,000. Because RDA has limited funds available, RDA staff is offering to pay \$50,000 for the parcel on October 1, 2010 and the remaining \$220,000 on October 1, 2011, subject to approval of both LBHDC and RDA Boards.

Staff recommends approval of the sale of 2175 Atlantic Ave. to RDA according to the aforementioned payment terms.

This item was discussed at the Executive Review Committee (ERC) meeting on May 5, 2010 and the ERC recommends that the Board approve the recommended action.

ET:PU:MS

Attachment: Site Map