



# Building A Better Long Beach

February 2, 2009

## REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach  
California

### RECOMMENDATION:

Approve and authorize the Executive Director to enter into a Letter of Intent with the Judicial Council of California for the development of a regional courthouse in downtown Long Beach. (Central, Downtown and West Beach – District 1, 2)

### DISCUSSION

On June 2, 2008, the Redevelopment Agency (Agency) Board approved an Agreement to Negotiate Exclusively with the Judicial Council of California, acting through the Administrative Office of the Courts (AOC), for the development of a new regional courthouse in downtown Long Beach. Through negotiations, both parties have agreed it would be mutually beneficial to outline the terms of a courthouse development in a Letter of Intent (LOI). The agreed upon terms and conditions in the LOI will be the framework for a Property Exchange Agreement (Agreement) that will be presented to the Agency Board for consideration.

Subsequently, the AOC has released a Request for Qualifications in advance of a Request for Proposals for the selection of a development team that will design, construct and operate the new courthouse. Agency staff will be included in the developer selection and the design review of the new courthouse building and site.

The courthouse building is proposed to be approximately 480,000 square feet and contain 31 civil and criminal courtrooms. There will also be approximately 63,000 square feet of county office space; 38,000 square feet of commercial office space; and 9,200 square feet of retail space. A secure vehicle sallyport, central in-custody holding and 35 secure parking spaces are proposed below grade.

The terms that have been negotiated and will be included in the LOI are as follows:

- Both parties will enter into the Agreement that will include exchanging the AOC-owned site of the existing courthouse at 415 Ocean Boulevard (AOC Property) for the Agency-owned property bounded by Broadway, Maine Avenue, 3<sup>rd</sup> Street and Magnolia Avenue (Subject Site) (Exhibit A – Site Map).

REDEVELOPMENT AGENCY BOARD MEMBERS

February 2, 2009

Page 2 of 2

- The AOC will be the lead agency in preparing and adopting the required CEQA document.
- After the new courthouse is constructed, the Agency will grant the AOC \$5,000,000 in 20 equal annual payments for the on and off-site improvements.
- The Agency will reimburse the AOC up to \$2,000,000 for off-site improvements (utility relocation, traffic mitigation, right-of-way improvements, etc.).
- At the close of escrow, the Agency will lease the existing AOC Property back to the AOC through an Absolute Net Lease for the sum of a dollar annually for a maximum term of five years. An extension beyond the term of the lease would be subject to fair market rent at such time.
- In the event that a courthouse is not built, the land exchange will revert to the original ownership and all parties will bear their own costs.

With approval, the Agency and AOC will finalize an Agreement that will be executed at such time the project is ready to commence.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Beck', with a horizontal line extending to the right.

CRAIG BECK  
EXECUTIVE DIRECTOR

CB:AJB:DSW:JMV

Attachment: Exhibit A – Site Map

# SITE MAP

