



## M E M O R A N D U M

**DATE:** October 17, 2018

**TO:** Board of Directors  
The Long Beach Community Investment Company

**FROM:**   
Linda F. Tatum, President 

**SUBJECT:** Acquisition of the Property Located at 5571 Orange Avenue  
(District 8)

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### RECOMMENDATION:

1. Approve the acquisition of the property located at 5571 Orange Avenue for \$729,000 plus required closing costs;
2. Authorize the President to enter into a Lease Agreement with the City of Long Beach Department of Health and Human Services for an eighteen-month term for temporary use of the site;
3. Authorize the President to enter into an Assignment and Assumption Agreement to assume the Short-Term Occupancy Agreement between the City of Long Beach and Another Alternative Praise and Prayer Center for the use of surface parking facilities on weekends; and,
4. Authorize the President to execute any and all documents necessary to complete the acquisition of the property, and implement the Lease Agreement and Assignment and Assumptions Agreement.

### DISCUSSION

On May 25, 2017, in closed session, the Board authorized the President to submit a proposal to the City of Long Beach for the acquisition of the property at 5571 Orange Avenue for an amount not to exceed \$729,000 (Site).

The Site consists of a 15,375-square foot lot that is currently improved with a 7,318-square foot public building that formerly housed the North Long Beach Branch Library. The current zoning classification of the Site is R-3-T, which allows for single-family, townhouse, or row house development, and it is estimated that up to six for-sale units can be developed on the site. A site map is attached (Attachment A).

Staff plans to make the Site available through a Request for Proposals (RFP) process in later 2019. Meanwhile, the City's Department of Health and Human Services (DHHS) has asked to use the Site for services and programs while the DHHS Center for Family and Youth at Houghton Park is being rehabilitated (approximately eighteen months). A Lease Agreement between the LBCIC and the City is necessary to allow DHHS to use the Site at no cost for up to eighteen months. The DHHS will be responsible for maintaining and securing the Site during the term of the lease.

In addition, the City has executed a Short-Term Occupancy Agreement with Another Alternative Praise and Prayer Center for the use of the Site's parking facilities on weekends. The remaining term of the agreement is ten months. The City has asked the LBCIC to assume this agreement in conjunction with the purchase of the property.

Due to staff's current workload, it will be many months before an RFP for the development of the Site will be prepared and released, so it is advantageous to allow DHHS to use the site so that it is activated and secured while staff works through the process of selecting a developer.

**SUGGESTED ACTION:**

Approve Recommendations.

LFT:PU:

Attachment:

A. Site Map