



Legislation Details (With Text)

**File #:** 14-0859      **Version:** 1      **Name:** CM - PSA for 227 Elm Ave D2  
**Type:** Contract      **Status:** CCIS  
**File created:** 7/24/2014      **In control:** City Council  
**On agenda:** 10/21/2014      **Final action:** 10/21/2014

**Title:** Recommendation to declare the City-owned property located at 227 Elm Avenue as surplus, authorize City Manager, or designee, to execute any and all documents necessary, including a Purchase and Sale Agreement (PSA) with CV Communities, LLC, a Delaware limited liability company (Buyer), for the sale of the property in the amount of \$1,325,000, and accept Categorical Exemption CE 14-045. (District 2)

**Sponsors:** City Manager

**Indexes:** Purchase Agreement

**Code sections:**

**Attachments:** 1. 102114-R-24sr&att.pdf

Date	Ver.	Action By	Action	Result
10/21/2014	1	City Council	approve recommendation	Pass

Recommendation to declare the City-owned property located at 227 Elm Avenue as surplus, authorize City Manager, or designee, to execute any and all documents necessary, including a Purchase and Sale Agreement (PSA) with CV Communities, LLC, a Delaware limited liability company (Buyer), for the sale of the property in the amount of \$1,325,000, and accept Categorical Exemption CE 14-045. (District 2)

The City of Long Beach currently owns the property located at the northwest corner of Broadway and Elm Avenue, also known as 227 Elm Avenue, Assessor Parcel Numbers 7281-017-900 (portion), 7281-017-901 and a portion of Maple Way from Alamo Court to Elm Boulevard (Site) (Attachment). The Site contains approximately 31,500 square feet and is currently being utilized as a surface parking lot. The City and the former Redevelopment Agency (Agency) of the City of Long Beach were in pre-existing and near-final discussions with CV Communities, LLC, for the purchase and development of the Site and the adjoining Agency property at the time of the Agency’s dissolution. CV Communities, LLC, has expressed an interest in proceeding with the purchase of the Site from the City for \$1,325,000, the fair market value of the property as determined by an independent appraisal. The Site will be developed as a market rate, for sale residential project, consistent with the vision and intent of the Downtown Plan.

In compliance with Government Code Section 54220 (Chapter 621, Statutes of 1968), on March 29, 2014, staff notified the State of California (State) that the City was declaring its property located at 227 Elm Avenue as surplus. Further, in accordance with past practice, a memorandum was circulated to all City Departments to determine their interest in or objection to declaring this parcel surplus. To date, neither the State nor any City Department has expressed an interest or objection. A Categorical Exemption, CE 14-045 was completed

related to the proposed transaction on April 29, 2014.

This matter was reviewed by Deputy City Attorney Richard F. Anthony on October 6, 2014 and by Budget Management Officer Victoria Bell on July 17, 2014.

City Council action is requested on October 21, 2014 in order to execute the PSA and related documents to complete the transaction.

Consistent with the City Council's policy regarding the use of one-time resources, the net proceeds from the sale of the Site will be deposited into the General Fund (GP) in FY 15. These funds will be held in reserve to cover any shortfall in other General Fund revenue sources. In the event the funds are not needed for this purpose, they can be included in the FY 16 budget for one-time purposes in accordance with City Council policy.

Approve recommendation.

MICHAEL P. CONWAY  
DIRECTOR OF ECONOMIC AND  
PROPERTY DEVELOPMENT

APPROVED:

PATRICK H. WEST  
CITY MANAGER