

LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215



August 6, 2007

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the acquisition of 851 Orange Avenue for the development of a mini-park and to execute the transfer of fee title of the parcel to the City of Long Beach. (Central – District 1)

DISCUSSION

In July 2007, the Long Beach Redevelopment Agency (Agency) and the Long Beach City Council (City Council) entered into a loan agreement whereby the City loaned the Agency the proceeds from the 2006 Open Space Revenue Bonds (Open Space Loan Agreement). The proceeds are to be expended for the expansion and development of parks and open space in underserved communities. As part of the bond issue several potential park projects were identified, including the acquisition and development of neighborhood mini-parks as property becomes available. One such property is a vacant parcel at 851 Orange Avenue (Exhibit A).

Acquisition of 851 Orange Avenue would allow for the development of the vacant parcel into a mini-park in the underserved Central Redevelopment Project area. Typically parks of this size include playground equipment, benches, picnic tables and landscaping. The mini-park would be designed with the input of the community.

The property owner has agreed to sell 851 Orange Avenue for \$670,000, which is three percent above the fair market value of the property of \$650,000, as determined by an independent appraisal. An additional \$22,000 will be expended for escrow and closing fees.

The City Council approved the purchase of this property and the property owner is currently in escrow with the City. With the approval of the Open Space Loan Agreement, the appropriations for these properties are currently with the Agency. To expedite acquisition of 851 Orange Avenue, staff is recommending that the Agency act on the City's behalf, as the City's agent, to purchase the property.

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Agency staff and the City's Parks, Recreation and Marine Department (Parks Department) will be working cooperatively to develop the new mini-park; however, it will be the responsibility of the Parks Department to operate and maintain the mini-park. Given that the park will be the primary responsibility of the Parks Department, it is appropriate to transfer the fee title of 851 Orange Avenue to the City of Long Beach. Once the transfer is complete, the City will take the appropriate steps to dedicate the parcels as permanent parkland.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CAB:LAF:laf

APPROVED:



ANTHONY W. BATTS
CITY MANAGER

Attachment: Exhibit A – Site Map

**Exhibit "A"
Subject Property**



CITY OF LONG BEACH - CALIFORNIA
DEPARTMENT OF PUBLIC WORKS, ENGINEERING BUREAU

Property Acquisition

851 Orange Avenue

South of 9th Street between Pablo Court and Orange Avenue