



LONG BEACH REDEVELOPMENT AGENCY

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

April 16, 2007

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Adopt Resolutions making certain findings regarding the construction of certain public improvements with funds from the West Beach and Downtown Redevelopment Project Areas. (West Beach & Downtown – Districts 1,2)

DISCUSSION

Construction of improvements to The Promenade from Ocean Boulevard to the north side of Third Street will assist in the removal of blight by providing useable open space for downtown employees and residents, improving pedestrian safety and promoting business attraction. Improvements to The Promenade right-of-way include paving, lighting, landscaping, public art, water features, seating and other pedestrian amenities. It also includes renovation of the amphitheater at First Street and The Promenade.

Before the Redevelopment Agency (Agency) may proceed with the aforementioned project, California Redevelopment Law requires the Agency and the City Council to adopt resolutions making the following findings:

- That the construction of such public improvements are of benefit to the redevelopment project area or the immediate neighborhood in which the public improvement project is located;
- That no other reasonable means of financing the public improvements are available to the community; and
- That the payment of Agency funds for the construction of the public improvements will assist in the elimination of one or more blighting conditions within the project area.

REDEVELOPMENT AGENCY BOARD MEMBERS

April 16, 2007

Page 2

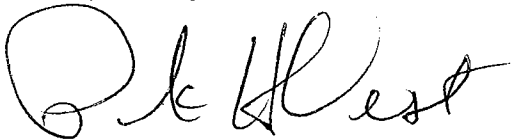
Resolutions making the necessary findings regarding the construction of these public improvements with redevelopment funds from the Downtown and West Beach Redevelopment Project Areas are attached. The City Council will be acting on similar resolutions following Agency approval of the attached.

The Promenade improvements will be constructed over the next three years to accommodate ongoing development. Exhibit A presents the estimated costs for the project (including public art), which total approximately \$5.5 million. As plans and specifications are finished, bid construction contracts will be brought to the Agency for review and approval.

SUGGESTED ACTION:

Adopt recommendation.


Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CB:LAF

APPROVED:


GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Estimated Funding Sources and Costs for The Promenade
Improvements
Redevelopment Agency Resolutions

EXHIBIT A
 Estimated Funding Sources and Costs
 for Improvements to The Promenade

	<u>Streetscape</u>	<u>Public Art</u>	<u>Amphitheater</u>	<u>Total</u>
Funding Sources				
Developer Contributions	1,288,336	923,000	300,000	2,511,336
West Beach (bond proceeds and tax increment)	1,900,000			1,900,000
Downtown (tax increment)	0	177,000	575,000	752,000
MTA Grant	390,000	0	0	390,000
Total Funding	3,578,336	1,100,000	875,000	5,553,336
Costs				
	3,509,451	1,100,000	875,000	5,484,451

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA
MAKING CERTAIN FINDINGS REGARDING THE
CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS
WITH REDEVELOPMENT FUNDS (PROMENADE RIGHT-
OF-WAY AND AMPHITHEATER IMPROVEMENTS)

WHEREAS, the City Council of the City of Long Beach adopted and approved a certain Redevelopment Plan (the "Redevelopment Plan") for the West Beach Redevelopment Project (the "Project"); and

WHEREAS, in furtherance of the Project and the immediate neighborhood in which the Project is located, the Redevelopment Agency of the City of Long Beach, California (the "Agency"), has recognized the need for certain public improvements, which improvements will be located adjacent to the boundaries of the Project, and proposes to use redevelopment funds to finance these improvements; and

WHEREAS, Section 33445 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires the Agency to make certain findings prior to the acquisition of land and construction of public improvements or facilities thereon; and

WHEREAS, Section 33678 of the Community Redevelopment Law provides that under certain conditions tax increment funds shall not be subject to the

appropriations limitation of Article XIII B of the California Constitution;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California resolves as follows:

Section 1. The Agency determines that the construction of public improvements, more particularly described in Exhibit "A", are of benefit to the Project and the immediate neighborhood in which the Project is located. This finding is supported by the following facts:

These improvements will assist in the removal of blight by providing useable open space for downtown employees and residents, improving pedestrian safety and flow through the downtown, and promoting business attraction along The Promenade and nearby streets.

Sec. 2. The Agency determines that no other reasonable means of financing the above-described improvements are available to the community. This finding is supported by the following facts:

Before the passage of Proposition 13, most of the City's general operating and capital improvements were funded through property taxes. However, the initiative placed severe constraints on the City's ability to use property tax revenues to offset increases in operating and capital costs. It has also been difficult for the City, by itself, to provide sufficient funds to support the construction of major public improvements. In fiscal year 2006-2007, the limited resources of the City's General Fund are committed to previously incurred obligations and planned projects.

Sec. 3. The Agency further determines that the payment of funds for the construction of the public improvements will assist in the elimination of one or more blighting conditions within the Project, and is consistent with the implementation plan adopted pursuant to Health and Safety Code Section 33490.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, on this ____ day of _____, 2007.

Executive Director/Secretary

APPROVED:

Chair

EXHIBIT "A"

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

The improvement of The Promenade right-of-way, including new paving, lighting, landscaping, public art, pedestrian seating, water features and similar improvements, and the renovation of the amphitheater at First Street and The Promenade.

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA
MAKING CERTAIN FINDINGS REGARDING THE
CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS
WITH REDEVELOPMENT FUNDS (PROMENADE RIGHT-
OF-WAY AND AMPHITHEATER IMPROVEMENTS)

WHEREAS, the City Council of the City of Long Beach adopted and approved a certain Redevelopment Plan (the "Redevelopment Plan") for the Downtown Redevelopment Project (the "Project"); and

WHEREAS, in furtherance of the Project and the immediate neighborhood in which the Project is located, the Redevelopment Agency of the City of Long Beach, California (the "Agency"), has recognized the need for certain public improvements, which improvements will be located within the boundaries of the Project, and proposes to use redevelopment funds to finance these improvements; and

WHEREAS, Section 33445 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires the Agency to make certain findings prior to the acquisition of land and construction of public improvements or facilities thereon; and

WHEREAS, Section 33678 of the Community Redevelopment Law provides that under certain conditions tax increment funds shall not be subject to the

appropriations limitation of Article XIII B of the California Constitution;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California resolves as follows:

Section 1. The Agency determines that the construction of public improvements, more particularly described in Exhibit "A", are of benefit to the Project and the immediate neighborhood in which the Project is located. This finding is supported by the following facts:

These improvements will assist in the removal of blight by providing useable open space for downtown employees and residents, improving pedestrian safety and flow through the downtown, and promoting business attraction along The Promenade and nearby streets.

Sec. 2. The Agency determines that no other reasonable means of financing the above-described improvements are available to the community. This finding is supported by the following facts:

Before the passage of Proposition 13, most of the City's general operating and capital improvements were funded through property taxes. However, the initiative placed severe constraints on the City's ability to use property tax revenues to offset increases in operating and capital costs. It has also been difficult for the City, by itself, to provide sufficient funds to support the construction of major public improvements. In fiscal year 2006-2007, the limited resources of the City's General Fund are committed to previously incurred obligations and planned projects.

Sec. 3. The Agency further determines that the payment of funds for the construction of the public improvements will assist in the elimination of one or more blighting conditions within the Project, and is consistent with the implementation plan adopted pursuant to Health and Safety Code Section 33490.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, on this ____ day of _____, 2007.

Executive Director/Secretary

APPROVED:

Chair

EXHIBIT "A"

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

The improvement of The Promenade right-of-way, including new paving, lighting, landscaping, public art, pedestrian seating, water features and similar improvements, and the renovation of the amphitheater at First Street and The Promenade.