



Port of
LONG BEACH
The Green Port

ORD-20

Memorandum

Date: August 23, 2016

To: Honorable Mayor and City Council Members

From: Jon Slangerup, Chief Executive *DAT.(F)*

Subject: 5.6 Acre Site
Broadway and Golden Avenue
Delegation of Additional Powers Relating To Sale

RECOMMENDATION:

This item requests that the City Council adopt an Ordinance conferring upon and delegating to the Board of Harbor Commissioners certain additional powers and duties relating to the sale of real property at Broadway and Golden Avenue, adjacent to the World Trade Center.

DISCUSSION

In June 2011 the Port purchased the 5.6-acre parcel located at the southeast corner of Broadway and Golden Avenue. The property is subject to a parking easement agreement that allows the site to be used as a parking lot by the Hilton Long Beach Hotel and World Trade Center office building. Under the City's Downtown Plan, the property can be developed with various high density uses with a maximum allowable height of 500 feet. Any parking spaces displaced by development are required to be replaced by the construction of a parking structure. Currently, the highest and best use of the site is the development of a high density residential project.

TIMING CONSIDERATIONS

City Council action to adopt Delegation of Additional Powers Relating to Sale is requested on August 23, 2016.

SUGGESTED ACTION


The Port now desires to sell the property. In order for the Board of Harbor Commissioners (Board) to negotiate and execute the necessary documents for the sale of the property, it is necessary that such authority be conferred upon and delegated to the Board. Therefore, the City Council desires to confer upon and delegate to the Board the power and duty to negotiate the sale of the property and to take all actions and enter into any agreements necessary to do so.

Honorable Mayor and City Council
August 23, 2016
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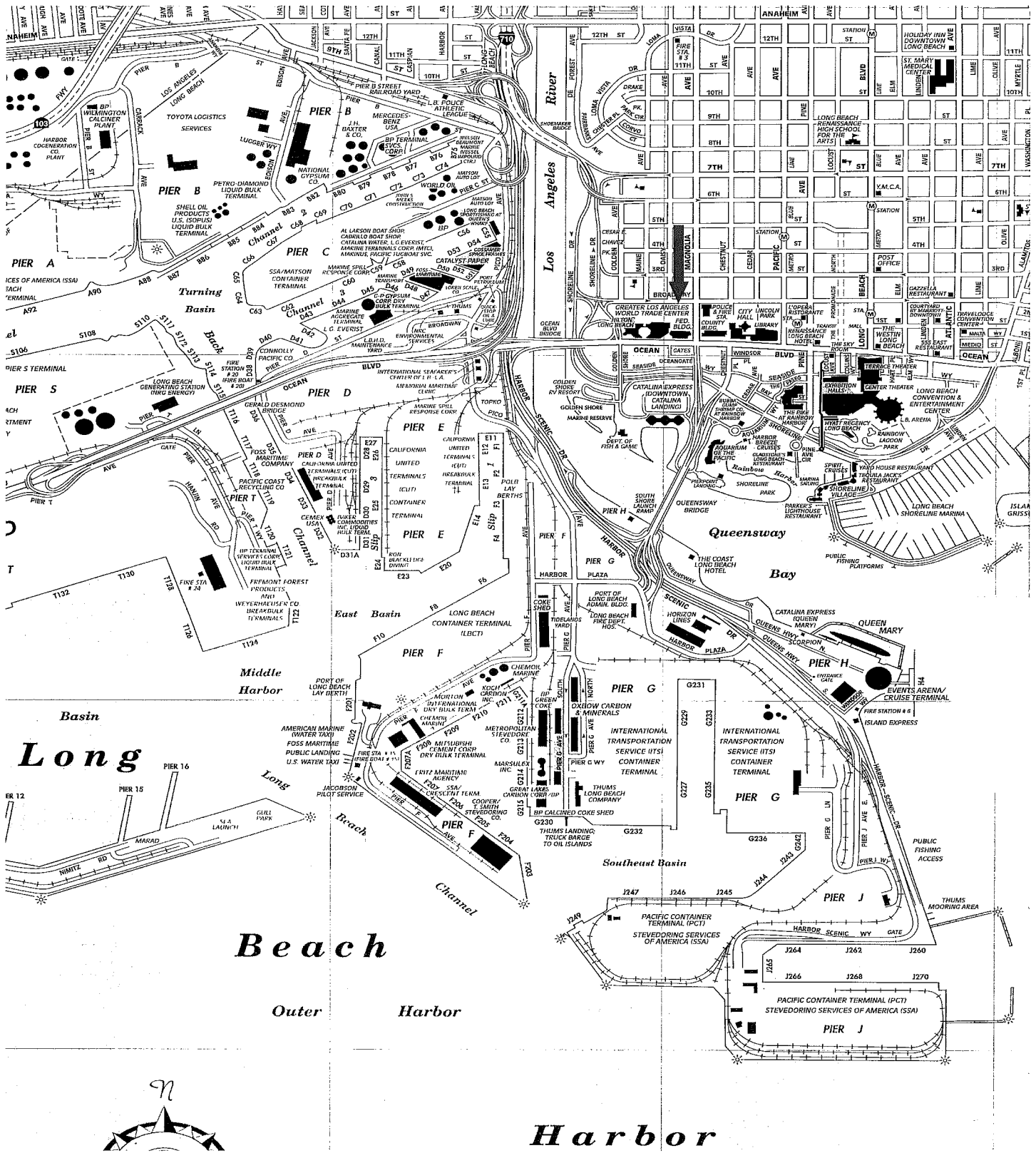
The delegation of such powers and duties requested herein will become operative upon adoption of a City Council ordinance conferring upon and delegating to the Board such powers and duties and the Board's resolution accepting such delegation.

Respectfully Submitted,



 Jon W. Slangerup
Chief Executive
Harbor Department

Attachments
- Ordinance



**PORT OF LONG BEACH
CALIFORNIA**

**5.6 ACRE SITE
Broadway and Golden Avenue
Parking Lot for the World Trade Center and Hilton
Long Beach Hotel**

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH CONFERRING UPON AND DELEGATING TO THE BOARD OF HARBOR COMMISSIONERS CERTAIN ADDITIONAL POWERS AND DUTIES RELATING TO THE SALE OF PROPERTY AT BROADWAY AND GOLDEN AVENUE, ADJACENT TO THE WORLD TRADE CENTER

WHEREAS, Section 1204 of the Charter of the City of Long Beach empowers the City Council, by ordinance, to confer upon and delegate to the Board of Harbor Commissioners such additional powers and duties which the City Council deems necessary or convenient to carry out the general purposes of such Board, subject to the approval of such delegation by the Board of Harbor Commissioners; and

WHEREAS, the City of Long Beach by and through the Board of Harbor Commissioners purchased in 2011 certain property at Broadway and Golden Avenue, adjacent to the World Trade Center, more particularly described on Exhibit A which is attached hereto and incorporated by this reference ("the Property"); and

WHEREAS, the Board of Harbor Commissioners now desires to sell the Property; and

WHEREAS, the Board of Harbor Commissioners has received several proposals for purchase and development of the Property; and

WHEREAS, in order for the Board of Harbor Commissioners to negotiate and execute the necessary documents for the sale of the Property, it is necessary that such authority be conferred upon and delegated to the Board of Harbor Commissioners with respect to the Property.

NOW, THEREFORE, the City Council of the City of Long Beach ordains as

1 follows:

2 Section 1. The City Council of the City of Long Beach, pursuant to Section
3 1204 of the Charter of the City of Long Beach, confers upon and delegates to the Board
4 of Harbor Commissioners the power and duty to negotiate the sale of the Property and to
5 take all actions and enter into any and all agreements necessary to do so.

6 Sec. 2. Pursuant to such conferred and delegated powers, the Board of
7 Harbor Commissioners shall on behalf of the City of Long Beach:

8 (a) Fix and determine the terms and conditions of sale for the
9 Property, consistent with City of Long Beach practices and policies for such sales of real
10 property within the City of Long Beach;

11 (b) Make any findings required by the California Environmental
12 Quality Act regarding the Property; and

13 (c) Take any actions which may be necessary and proper to
14 complete the sale of the Property.

15 Sec. 3. The delegation of powers and duties provided for hereinabove shall
16 become operative on the operative date of a resolution of the Board of Harbor
17 Commissioners approving and accepting the powers and duties so conferred and
18 delegated.

19 Sec. 4. The City Clerk shall certify to the passage of this ordinance by the
20 City Council and shall cause the same to be posted in three (3) conspicuous places in the
21 City of Long Beach. This ordinance shall take effect on the 31st day after its approval by
22 the Mayor of the City of Long Beach.

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OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
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Long Beach, CA 90802-4664

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I hereby certify that the foregoing Ordinance was adopted by the City
Council of the City of Long Beach at its meeting of _____, 2016,
by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Approved: _____
(Date)

Mayor

EXHIBIT A

Legal Description

THE LAND REFERRED TO HEREIN IS SITUATED IN LOS ANGELES COUNTY, CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA:

PARCEL 3 OF PARCEL MAP NO. 21615, IN THE CITY OF LONG BEACH, COUNTY OF Los Angeles, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 237 PAGES 84 TO 87 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS TO THE WEST ONE-HALF OF THE EAST ONE-HALF OF PARCEL 1 OF PARCEL MAP, RECORDED IN BOOK 194 PAGE 41 OF PARCEL MAPS, IN, UNDER OR THAT MAY BE PRODUCED AND SAVED FROM THOSE PORTIONS, OF THE HEREINAbove DESCRIBED LANDS LOCATED 200 FEET, OR MORE, BELOW THE SURFACE THEREOF, TOGETHER WITH SAID RIGHT OF EVERY KIND AND DESCRIPTION WHATSOEVER TO DRILL FOR OR THROUGH, DEVELOP, TAKE, REMOVE AND SEVER THE SAME, OR ANY PART THEREOF, FROM SAID LANDS, PROVIDED THAT GRANTOR SHALL NOT HAVE THE RIGHT TO USE THE SURFACE OF SAID LANDS, OR ANY PORTION THEREOF LESS THAN 200 FEET BELOW THE SURFACE IN CONNECTION WITH THE DEVELOPMENT OR REMOVAL OF SAID OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED BY CAPITOLA CARTER, A MARRIED WOMAN, WHO ACQUIRED TITLE AS CAPITOLA LEHLAND, A MARRIED WOMAN, IN THE DEED RECORDED MAY 31, 1932 AS INSTRUMENT NO. 1631 IN BOOK D-1631 PAGE 832, OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, GAS AND OTHER HYDROCARBONS AS TO THE WEST ONE-HALF OF SAID PARCEL 1 THAT MAY BE PRODUCED IN OR UNDER SAID LAND, AS RESERVED BY HELEN S. CHAPMAN AND RUTH L. RICHARD, IN DEED RECORDED JANUARY 12, 1962 AS INSTRUMENT NO. 71 IN BOOK 33069 PAGE 82, OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS TO THE EAST 37.5 FEET OF SAID PARCEL 1 IN OR UNDER SAID LAND AS RESERVED BY IDA N. KLING, A WIDOW, IN DEED RECORDED FEBRUARY 3, 1948 AS INSTRUMENT NO. 1329 IN BOOK 26853 PAGE 469, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, IN, UNDER OR THAT MAY BE PRODUCED AND SAVED FROM THOSE PORTIONS, OF THE HEREINAbove DESCRIBED LANDS LOCATED 200 FEET, OR MORE, BELOW THE SURFACE THEREOF, TOGETHER WITH ALL RIGHTS OF EVERY KIND AND DESCRIPTION WHATSOEVER TO DRILL FOR OR THROUGH, DEVELOP, TAKE, REMOVE AND SEVER THE SAME, OR ANY PART THEREOF, FROM SAID LANDS PROVIDED THAT GRANTOR SHALL NOT HAVE THE RIGHT TO USE THE SURFACE OF SAID LANDS, OR ANY PORTION THEREOF LESS THAN 200 FEET BELOW THE SURFACE, IN CONNECTION WITH THE DEVELOPMENT OR REMOVAL OF SAID OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED BY LULU FRANCES HOWE HAMILTON, A MARRIED WOMAN; CHARLES BENNETT HOWE, A MARRIED MAN, AND MARY BICKFORD HOWE, A SINGLE WOMAN, IN THE DEED RECORDED AUGUST 2, 1922 AS INSTRUMENT NO. 1429 IN BOOK D-1713 PAGE 232, OFFICIAL RECORDS.