



Building A Better Long Beach

October 19, 2009

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 for the acquisition of a portion of 652 Alamos Avenue for a purchase price of \$550,000 plus closing costs. (Central – District 2)

DISCUSSION

One of the goals of the Central Long Beach Redevelopment Project Area (Project Area) is to improve the pedestrian and vehicular circulation within the Project Area. The property located at 652 Alamos Avenue (Subject Property) is within this area (Exhibit A – Site Map).

The Subject Property is located at the southeast corner of Alamos Avenue and 7th Street. The northerly portion of the property contains a two-story commercial/residential building of 3,696 square feet. The southerly portion is utilized for surface parking (Exhibit B – Site Photograph). Staff proposes to acquire the northerly portion of the site. Ownership of the southerly portion will remain with the current owner and continue to be utilized for parking purposes in connection with the Museum of Latin American Art. An independent appraisal of the northerly portion of the lot was conducted and determined the fair market value to be \$525,000.

The acquisition of this property will allow the eventual implementation of traffic improvements, including a sidewalk with an access ramp that is compliant with the Americans with Disabilities Act. It will also facilitate northbound right-turns at the intersection while providing additional room for pedestrians waiting on the corner for the traffic signal and bus stop. The timing of these improvements will be dependent upon completion of design and engineering. Since the Subject Property can be purchased without the use of eminent domain, Redevelopment Agency staff is recommending acquisition at the purchase price of \$550,000. The property owner concurs with this purchase price.

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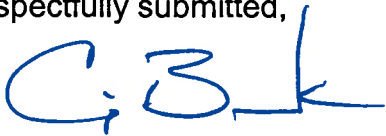
Page 2 of 2

The Central Project Area Committee approved the acquisition as a Fiscal Year 2010 expenditure. Sufficient funding is budgeted for this activity in the Central Long Beach Redevelopment Project Area budget.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK
EXECUTIVE DIRECTOR

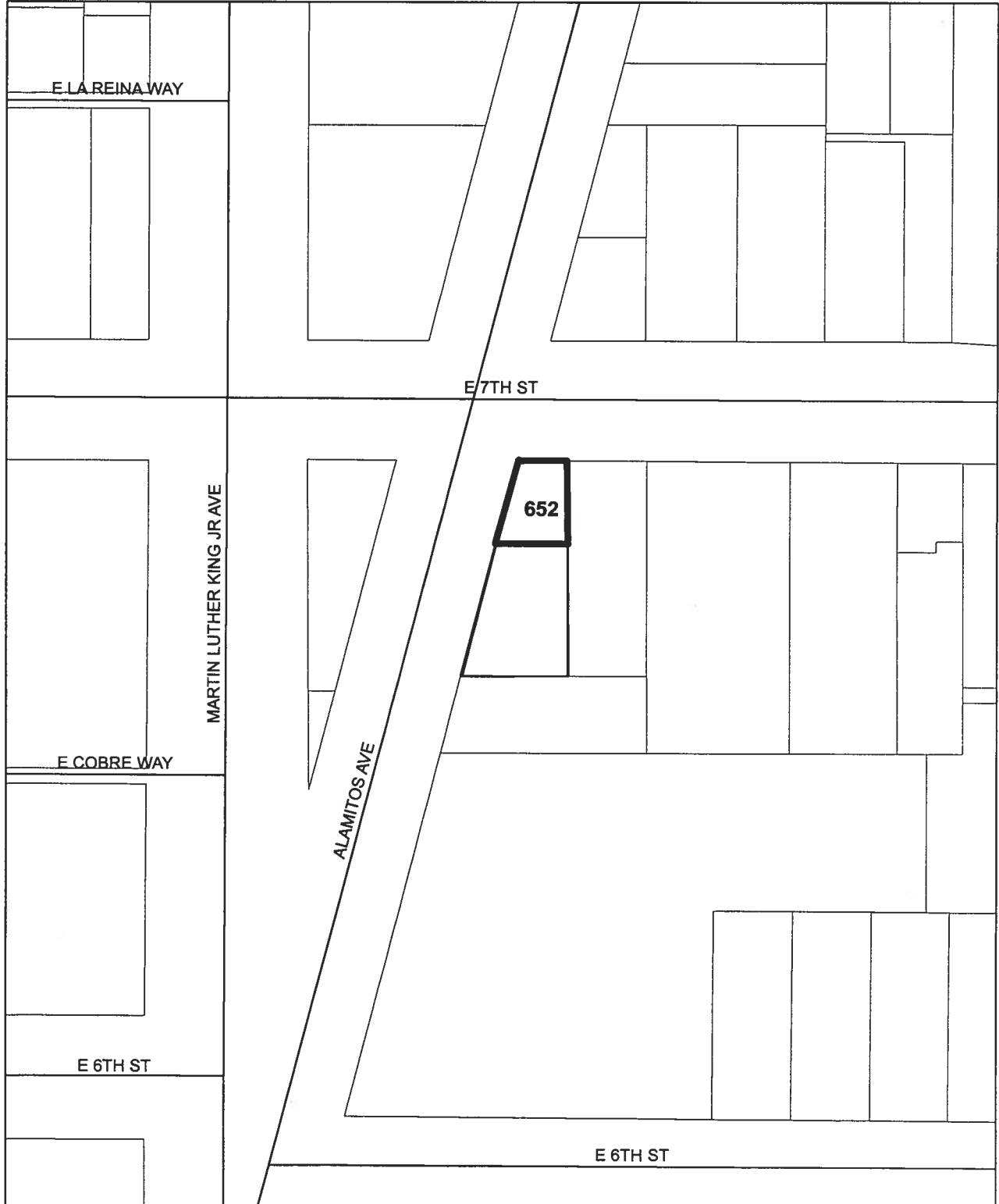
CB:AJB:SR:dc

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph

EXHIBIT A



652 Alamos Ave



SUBJECT PROPERTY



View looking southeasterly at the subject property from the intersection of Alamos Avenue and 7th Street. See additional photographs in the Addenda Section.